



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

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Valdosta, GA

AUCTION DATE AND TIME: Saturday May 11, 2019
10:00 A.M., E.S.T.

AUCTION SITE: Selling on Site.

DIRECTIONS TO PROPERTY: From Buena Vista, Georgia at the intersection of GA Hwy 41 and GA Hwy 137, travel east on GA Hwy 137 for 3 2/10 miles. Turn left on Power Station Road (CR 166) and travel 2/10 of a mile. Turn right on Harbuck Pond Road (CR 12) and travel 1 7/10 miles. The property is on the right.

INSPECTION: Call Barfield Auctions, Inc. at 229-679-2223 for more information, or private showing.

REAL ESTATE AUCTION

MARION COUNTY, GEORGIA

* CONDITIONS OF THE AUCTION *

REAL ESTATE TERMS: The successful purchasers will be asked to sign the Seller's real estate purchase agreement on auction day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the confirmation of the sale, at which time the purchaser will pay the balance of the purchase price. Purchaser to pay all closing costs.

DISCLAIMER: The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. The property will be sold for all cash. Each bidder must conduct and rely solely on their own investigation and inspection. Please review all information and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over any prior oral statements or written material except for the fully executed purchase agreement and subsequent closing documents.

Conduct of the auction and increments of bidding are at the direction of the Auctioneer. All properties will be sold subject to sellers confirmation within 96 hours.

Purchasers shall view property at their own risk. Seller shall not be liable for any injury or damage during the inspection of the property.

SURVEY: If the property sells divided, all property must be surveyed prior to closing by a licensed Georgia registered Surveyor. The Purchaser will pay the cost of the survey. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. Barfield Auctions, Inc., will have the final approval of the selected surveyor.

AGENCY DISCLOSURE: In this transaction Barfield Auctions, Inc. is acting as agent for Seller not as Buyer's agent, but does not have authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE AND DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature. They are not guaranteed by the seller or Barfield Auctions, Inc.

REAL ESTATE AUCTION

MARION COUNTY, GEORGIA



Saturday, May 11th
10:00 A.M. E.S.T.

180± Total Acres

Prime Investment Property

Offered As A Whole

www.barfieldauctions.com



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(229) 679-2223 • 1-877-679-2223

Vince Barfield

Auctioneer/Broker

GAL# 2663, AAL# 5018

FLAL #AB2863 - FLAL #AU3959



REAL ESTATE AUCTION

MARION COUNTY, GEORGIA
SATURDAY, MAY 11TH • 10:00 A.M. E.S.T.
180± TOTAL ACRES

**Excellent
Weekend
Retreat**

**Loaded
With
Wildlife**

180± TOTAL ACRES **MARION COUNTY, GEORGIA**

- 180± Total Acres
- Planted Longleaf Pines
- Hayfield Recently Sprigged
- Creek Frontage
- Beautiful Hardwood & Pine Mix Timber
- Great Hunting
- Ideal Weekend Retreat
- Great Recreational Property
- Beautiful Country Homesites
- Breathtaking Views
- Offered As A Whole
- Selling On Site

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OFFERED AS A WHOLE
SELLING ON SITE



**TO VIEW ADDITIONAL
PICTURES VISIT US
ON THE INTERNET AT**

www.barfieldauctions.com

CALL VINCE BARFIELD AT 1-229-679-2223

FOR INFORMATION AND BROCHURES

EMAIL: vince@barfieldauctions.com

10% BUYERS PREMIUM

Broker Participation Welcomed
Call for Details...

Call: Vince Barfield @ 229-679-2223
Cole Barfield @ 229-886-2117
or
Email: vince@barfieldauctions.com
For Information And Brochures

