

**PROPERTY #3**  
**CLAY COUNTY (FORT GAINES), GEORGIA**  
**100± TOTAL ACRES**  
**SATURDAY NOVEMBER 9TH**  
**10:00 A.M. E.S.T.**

- Great Investment Property
- Loaded With Wildlife
- Great Weekend Retreat
- Paved Road Frontage
- Offered As A Whole
- Selling From Property #2

**Directions:** From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 9 miles. Turn right on Gilbertville Road and travel 250 feet. Turn left on Thornton Road and travel ½ mile to the property on the right.

**Selling From  
Property #2**

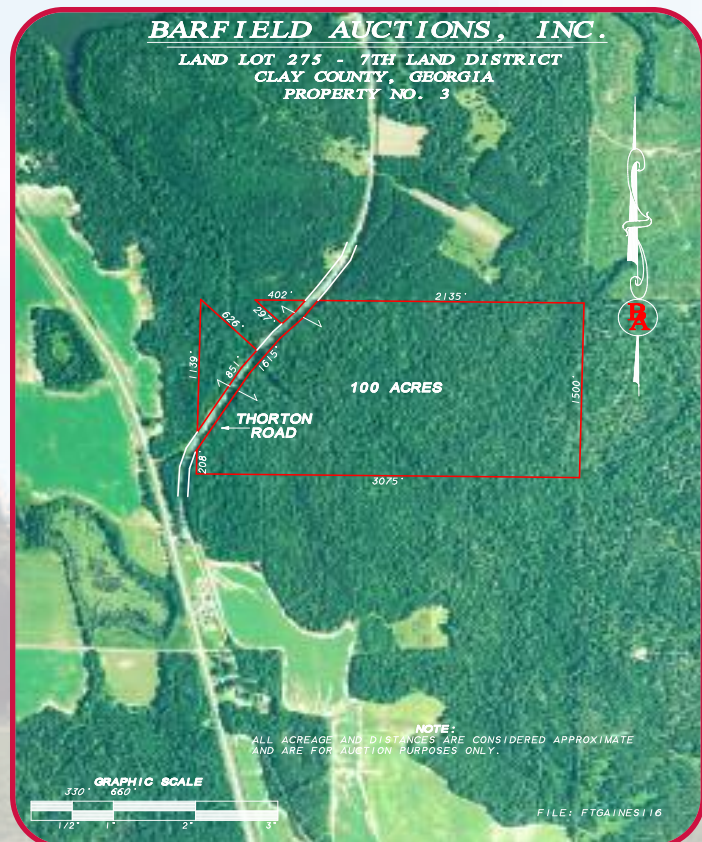
**EXCELLENT  
INVESTMENT PROPERTIES**

**10% BUYERS PREMIUM**

**TO VIEW ADDITIONAL  
PICTURES VISIT US  
ON THE INTERNET AT**  
**[www.barfieldauctions.com](http://www.barfieldauctions.com)**

**CALL VINCE BARFIELD AT 1-229-679-2223**  
**FOR INFORMATION OR BROCHURES**  
**EMAIL: [vince@barfieldauctions.com](mailto:vince@barfieldauctions.com)**

- All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed by Barfield Auctions, Inc.
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**AUCTIONEERS & REALTORS**  
P.O. Box 370 • Shellman, GA 39886  
(229) 679-2223  
GAL# 2663, AAL# 5018  
FLAL #AB2863, FLAL# AU3959  
**[www.barfieldauctions.com](http://www.barfieldauctions.com)**

**AUCTION DATE AND TIME:** Saturday, November 9, 2019  
10:00 A.M., E.S.T.

**AUCTION SITE:** Selling from Property #2. From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 8 1/10 miles. The property is on both sides of road.

**DIRECTIONS TO PROPERTY #1:** From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 9 4/10 miles. The property is on both sides of road.

**DIRECTIONS TO PROPERTY #2:** From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 8 1/10 miles. The property is on both sides of road.

**DIRECTIONS TO PROPERTY #3:** : From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 9 miles. Turn right on Gilbertville Road and travel 250 feet. Turn left on Thornton Road and travel ½ mile to the property on the right.

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

Prsrt Standard  
U.S. POSTAGE  
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Permit #125  
Valdosta, GA



**CLAY COUNTY (FORT GAINES), GEORGIA**

**\* CONDITIONS OF THE AUCTION \***

**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 thirty (30) days after confirmation of court. A 10% buyer's premium will be added to all purchases to arrive at a contract price. Purchaser will 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 court confirmation.

Under title X, the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead based paint. The period for inspection begins October 30 - November 8, 2019. All bidders must sign a waiver of the 10 day inspection period.

**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 and are being sold subject to final survey. They are not guaranteed by the seller or Barfield Auctions, Inc.

# THREE PROPERTIES AUCTION

**CLAY COUNTY (FORT GAINES), GEORGIA**



**Court  
Ordered  
Auction**



**Three Properties**

**Saturday, November 9th**

**10:00 A.M. E.S.T.**

**508± Total Acres**

**Excellent Investment Properties**

**Great Country Homesites**

**Hunting Properties**

**[www.barfieldauctions.com](http://www.barfieldauctions.com)**



**AUCTIONEERS & REALTORS**  
P.O. Box 370 • Shellman, GA 39886  
(229) 679-2223 • 1-877-679-2223

**Vince Barfield**

**Auctioneer/Broker**

GAL# 2663, AAL #5018

FLAL #AB2863 - FLAL #AU3959





**Dryland Farmland  
Great Country  
Homesites**

# REAL ESTATE AUCTION

## CLAY COUNTY (FORT GAINES), GEORGIA

### 3 PROPERTIES • 508± ACRES

### SATURDAY NOVEMBER 9TH • 10:00 A.M. E.S.T.

**Prime Hunting  
Property  
Recreational  
Properties**

#### PROPERTY #1

**CLAY COUNTY (FORT GAINES), GEORGIA**  
**205± TOTAL ACRES**

**SATURDAY NOVEMBER 9TH - 10:00 A.M. E.S.T.**

- Dryland Farmland
- Prime Investment Property
- Great Country Homesites
- Beautiful Natural Timber
- Minutes From Lake Walter F. George
- Offered Divided Or As A Whole
- Selling From Property #2

**Directions:** From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 9 4/10 miles. The property is on both sides of road.



**Selling From  
Property #2**

**GREAT COUNTRY  
HOMESITES**



**Thinking of Selling Land,  
Timber, or Equipment?**

CALL THE PROFESSIONALS AT  
**BARFIELD AUCTIONS, INC.**  
FOR A FREE AUCTION CONSULTATION

**- TOLL FREE -**  
**1-877-679-2223**

#### PROPERTY #2

**CLAY COUNTY (FORT GAINES), GEORGIA**  
**203± TOTAL ACRES**

**SATURDAY NOVEMBER 9TH - 10:00 A.M. E.S.T.**

- Dryland Farmland
- Beautiful Country Homesites
- Prime Hunting Property
- Paved Road Frontage
- Offered Divided Or As A Whole
- Selling On Site

**Directions:** From Fort Gaines, Georgia, at the intersection of GA Hwy 37 and Ga Hwy 39, travel North on Ga Hwy 39 for 8 1/10 miles. The property is on both sides of road.

**Broker Participation Welcomed**  
**Call for Details...**

**10% BUYERS PREMIUM**



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PICTURES VISIT  
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**Call Vince Barfield @ 229-679-2223**  
**Cole Barfield @ 229-886-2117**  
**or Email [vince@barfieldauctions.com](mailto:vince@barfieldauctions.com)**  
**For Brochures or Information**

**GREAT INVESTMENT PROPERTY**

**INVEST IN AMERICA...BUY REAL ESTATE**