



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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AUCTION DATE AND TIME: Saturday April 13, 2019
10:00 A.M., E.S.T.

AUCTION SITE: 1341 NW CR 150, Madison, Florida, 32340

DIRECTIONS TO PROPERTY: From Madison, Florida, at the intersection of Hwy 53 (N. Washington St) and US Hwy 90 (Base Street). Travel north on Hwy 53 (N. Washington Street) for 8 miles. Turn left on NW County Road 150 and travel 1 2/10 miles to property on the left located at 1341 NW CR 150, Madison, Florida.

INSPECTION: Call Barfield Auctions, Inc. at 229-679-2223 for more information, or private showing. Homes shown by appointment only.

A REAL ESTATE AUCTION

MADISON COUNTY, FLORIDA

* 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 Florida 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.

A REAL ESTATE AUCTION

MADISON COUNTY, FLORIDA



Saturday, April 13th
10:00 A.M. E.S.T.

61± Total Acres

Prime Investment Property

Offered Divided Or As A Whole

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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

MADISON COUNTY, FLORIDA
SATURDAY, APRIL 13TH • 10:00 A.M. E.S.T.
61± TOTAL ACRES

**Equestrian
Dream
Property**

**Training Arena
Stables
Tackroom**

SATURDAY, APRIL 13TH
61± TOTAL ACRES
1341 NW CR 150
MADISON, FLORIDA
MADISON COUNTY, FLORIDA

- 61± Total Acres
- 1500± Sq. Ft. House
- 1300± Sq. Ft. Bunk House
- Beautiful Contry Homesites
- Fenced and Cross Fenced
- Beautiful Pastureland
- Equestrian Dream Property
- Training Arena, Stables And Tackroom
- Offered Divided Or As A Whole
- Selling On Site

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Call: Vince Barfield @ 229-679-2223
Cole Barfield @ 229-886-2117

or

Email: vince@barfieldauctions.com
For Information And Brochures

10% BUYERS PREMIUM

**OFFERED DIVIDED OR
AS A WHOLE**

- All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed by Barfield Auctions, Inc.
- All announcements made from auction podium supersede any printed material or prior oral statements.
- Go to www.barfieldauctions.com and sign-up to receive e-mail notifications of upcoming auctions.

**TO VIEW ADDITIONAL
PICTURES VISIT US
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INVEST IN AMERICA...BUY REAL ESTATE

PRIME INVESTMENT PROPERTY