



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 January 25, 2020
10:00 A.M., E.S.T.

AUCTION SITE: Selling on Site. (Tract #3)

DIRECTIONS TO PROPERTY: From Dawson, GA at the intersection of GA Hwy 32 and GA Hwy 118, travel North on GA Hwy 118 for 1 mile. The property is on both sides of the road.

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

REAL ESTATE AUCTION

TERRELL 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.

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 of inspection begins January 15- January 24, 2020. 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. They are not guaranteed by the seller or Barfield Auctions, Inc.

REAL ESTATE AUCTION

TERRELL COUNTY, GEORGIA



Saturday, January 25th
10:00 A.M. E.S.T.

204± Total Acres

Excellent Investment Opportunity

Offered Divided Or As A Whole

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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



REAL ESTATE AUCTION

TERRELL COUNTY, GEORGIA
SATURDAY, JANUARY 25TH • 10:00 A.M. E.S.T.
204± TOTAL ACRES

**Mature
Planted
Pine Timber**

**Excellent
Weekend
Retreat**

204± TOTAL ACRES
TERRELL COUNTY, GEORGIA

- 204± Total Acres
- Mature Planted Pine Timber
- Beautiful Hardwood Bottoms
- Loaded With Wildlife
- Great Recreational Property
- Ideal Weekend Retreat
- Country Homesites
- Excellent Investment Opportunity
- Offered Divided Or As A Whole
- Selling On Site (Tract #3)

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**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

**OFFERED DIVIDED OR
AS A WHOLE**
SELLING ON SITE

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

INVEST IN AMERICA...BUY REAL ESTATE

PRIME INVESTMENT OPPORTUNITY