



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

AUCTION DATE AND TIME: Saturday November 3, 2018
10:00 A.M., E.S.T.

AUCTION SITE: Selling From Barfield Law Firm
56 Blakely Street, Cuthbert, Georgia 39840

DIRECTIONS TO PROPERTY #1: From Fort Gaines, Georgia at the intersection of GA Hwy 39 and GA Hwy 266, travel North on GA Hwy 39 for 6 7/10 miles. Turn right on Days Ave (CR 135) and travel 4 miles. Turn left on Thornton Road (CR 60) and travel 2 miles. The property is on the left.

DIRECTIONS TO PROPERTY #2:
3365 Pearl Street, Shellman, GA 39886

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

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Valdosta, GA



REAL ESTATE AUCTION

CLAY AND RANDOLPH COUNTIES, GEORGIA



REAL ESTATE AUCTION

CLAY AND RANDOLPH COUNTIES, 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.

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 24, 2018 and ends November 2, 2018. All bidders must sign a waiver of the 10 day inspection period.

**Saturday, November 3rd
10:00 A.M. E.S.T.**

**2 Properties
134± Total Acres**

*Prime Investment Property
Offered Divided Or As A Whole*

www.barfieldauctions.com



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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

CLAY AND RANDOLPH COUNTIES, GEORGIA
SATURDAY, NOVEMBER 3RD • 10:00 A.M. E.S.T.
134± TOTAL ACRES

**Great
Investment
Property**

**Loaded
With
Wildlife**

PROPERTY #1
SATURDAY, NOVEMBER 3RD
133± TOTAL ACRES
CLAY COUNTY, GEORGIA

- 133± Total Acres
- Beautiful Hardwood Bottom
- Mature Planted Pines
- Loaded With Wildlife
- Excellent Weekend Retreat
- 4" Well
- Multiple Country Homesites
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm
56 Blakely Street, Cuthbert, Georgia 39840

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PROPERTY #2
SATURDAY, NOVEMBER 3RD
2,692± Sq. Ft. HOUSE
3365 PEARL STREET
SHELLMAN, GEORGIA

- 2,692± Sq. Ft. House
- 4 Bedroom / 3 Baths
- Beautiful Historic Southwest Georgia Community
- Quiet Small Town Environment
- Excellent Location
- Short Walk To Southwest Georgia Stem Charter School
- Selling From Barfield Law Firm
56 Blakely Street, Cuthbert, Georgia 39840



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

Selling From
Barfield Law Firm
56 Blakely Street,
Cuthbert, Georgia 39840

- 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.

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EXCELLENT HUNTING PROPERTY