Property #3
Randolph County (Cuthbert), Georgia
77± Total Acres
Saturday October 21st - 11:00 a.m. e.s.t.

- Beautiful Planted Pines
- Paved Road Frontage
- Excellent Country Homesites
- Great Investment Potential
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm, 56 Blakely Street, Cuthbert, GA 39840

Directions: From Cuthbert, GA at the intersection of US Hwy 27 and GA Hwy 216, travel south on GA Hwy 216 for 7 1/10 miles. The property is located on the left.

Selling From Barfield Law Firm, 56 Blakely Street, Cuthbert, GA

EXCELLENT INVESTMENT PROPERTIES

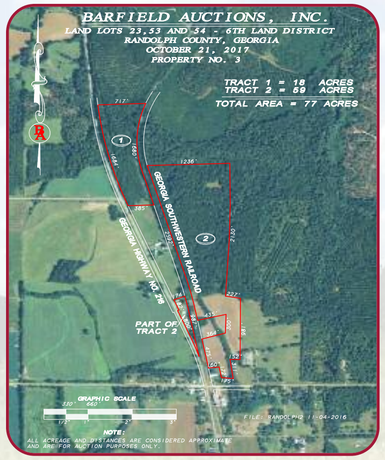
10% BUYERS PREMIUM

TO VIEW ADDITIONAL PICTURES VISIT US ON THE INTERNET AT

www.barfieldauctions.com

Call Vince Barfield At 1-229-679-2223
For Information or Brochures
Email: 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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Valdosta, GA

AUCTION DATE AND TIME: Saturday, October 21, 2017
11:00 A.M., E.S.T.

AUCTION SITE: Barfield Law Firm,
56 Blakely Street, Cuthbert, GA 39840

DIRECTIONS TO PROPERTY #1: From Cuthbert, Georgia, at the intersection of US Hwy 27 and US Hwy 82, travel south on US Hwy 27 for 1 8/10 miles. Turn left on GA Hwy 216 and travel 8 miles. Turn left on Dr. T.H. Andrews Road an travel 6/10 of a mile. The property is on the left and right.

DIRECTIONS TO PROPERTY #2: From Fort Gaines, GA at the intersection of GA Hwy 39 and GA Hwy 37, travel east on Ga Hwy 37 for 1 4/10 miles. The Historical Access Route is located on the right.

DIRECTIONS TO PROPERTY #3: From Cuthbert, GA at the intersection of US Hwy 27 and GA Hwy 216, travel south on GA Hwy 216 for 7 1/10 miles. The property is located on the left.

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

THREE PROPERTIES
AUCTION
Clay and Randolph Counties, 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 within thirty (30) days after the date of the auction at which time the purchaser will pay the balance of the purchase price. 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 on 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 ninety-six (96) hours.

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 11, 2017. 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.

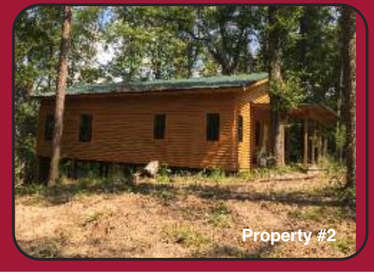
PROPERTY SIZE AND DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature and are being sold subject to final survey. They are not guaranteed by the seller or Barfield Auctions, Inc.

THREE PROPERTIES
AUCTION
Clay and Randolph Counties, Georgia









Three Properties
Saturday, October 21st
11:00 A.M. E.S.T.
500± Total Acres

Excellent Investment Properties
Irrigated Farmland
Hunting Properties

www.barfieldauctions.com

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Auctioneer/Broker
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Prime Irrigated Farmland Income Producing Properties

REAL ESTATE AUCTION

CLAY AND RANDOLPH COUNTIES, GEORGIA

3 PROPERTIES • 500± ACRES

SATURDAY OCTOBER 21ST • 11:00 A.M. E.S.T.

Beautiful Pond Sites Recreational Properties

Property #1
Randolph County (Cuthbert), Georgia
155± Total Acres
Saturday October 21st - 11:00 a.m. e.s.t.

- Prime Irrigated Farmland
- Excellent Investment Potential
- Great Recreational Property
- Beautiful Pond
- Income Producing Property
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm, 56 Blakely Street, Cuthbert, GA 39840

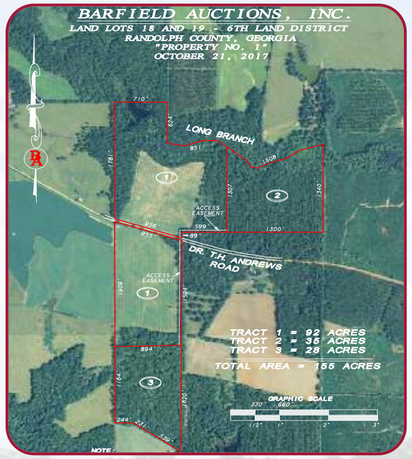
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Selling From Barfield Law Firm, 56 Blakely Street, Cuthbert, GA





Tremendous Deer & Turkey Hunting & Recreational Property



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
268± Total Acres
Saturday October 21st - 11:00 a.m. e.s.t.

- Excellent Timber Investment Property
- Ideal Weekend Retreat with Cabin
- Tremendous Deer & Turkey Hunting & Recreational Property
- Spring Fed Branch
- Beautiful Pond Sites
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm, 56 Blakely Street, Cuthbert, GA 39840

Directions: From Fort Gaines, GA at the intersection of GA Hwy 39 and GA Hwy 37, travel east on Ga Hwy 37 for 1 4/10 miles. The Historical Access Route is located on the right.

Broker Participation Welcomed Call for Details...

10% BUYERS PREMIUM







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