



REAL ESTATE AUCTION

EARLY COUNTY (BLAKELY), GEORGIA



Property #4



Property #11



Properties #14



Property #17

*Saturday, March 11th
10:00 A.M. E.S.T.*

17 Properties

*Commercial & Residential Lots,
Commercial Buildings*

www.barfielddauctions.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



REAL ESTATE AUCTION

PROPERTY #1
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
12761 MAGNOLIA STREET
EARLY COUNTY (BLAKELY), GEORGIA

- 2816± Sq. Ft. Building
- Prime Location
- Income Producing Rental Property
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole

**Selling In Conjunction
With Needmore Properties**

**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

Call: Vince Barfield @ 229-679-2223
Cole Barfield @ 229-886-2117
Hank Jester @ 229-442-0249

or

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REAL ESTATE AUCTION

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PROPERTY #2

SATURDAY, MARCH 11, 2017

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

46 BUSY STREET

EARLY COUNTY (BLAKELY), GEORGIA

- Two Buildings On Site
- 3,904± Sq. Ft. Building
- 4,392± Sq. Ft. Building
- Income Producing Rental Property
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole

**Selling In Conjunction
With Needmore Properties**



DON'T MISS THIS IMPORTANT AUCTION...

REAL ESTATE AUCTION

PROPERTY #3
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
2222 SOUTH MAIN STREET
EARLY COUNTY (BLAKELY), GEORGIA

- 5,904± Sq. Ft. Building
- Prime Location
- Great Investment Opportunity
- Excellent Business Retail Location
- Selling From Property #9
- Offered As A Whole

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10% BUYERS PREMIUM

- 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.
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PROPERTY #4

SATURDAY, MARCH 11, 2017

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

87 NORTH MAIN STREET

EARLY COUNTY (BLAKELY), GEORGIA

- 9,552± Sq. Ft. Building
- Excellent Retail Building
- Income Producing Property
- Prime Location
- Close Proximity To Town Square
- Selling From Property #9
- Offered As A Whole

10% BUYERS PREMIUM



EXCELLENT RETAIL BUILDING

REAL ESTATE AUCTION

PROPERTY #5
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
450 SOUTH BAY STREET
EARLY COUNTY (BLAKELY), GEORGIA

- Three Buildings On Site
- 1,344± Sq. Ft. Building
- 2,400± Sq. Ft. Building
- 1,920± Sq. Ft. Building
- Ideal Location For Future Growth
- Great Investment Property
- Selling From Property #9
- Offered As A Whole

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DON'T MISS THIS IMPORTANT AUCTION

REAL ESTATE AUCTION



PROPERTY #6

SATURDAY, MARCH 11, 2017

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

**62 NORTH MAIN STREET A
EARLY COUNTY
(BLAKELY), GEORGIA**

- 1 Of 3 Store Fronts At This Address
- 2,400± Sq. Ft. Building
- Ideal Location On Main Street
- Great Investment Property
- Selling From Property #9
- Offered As A Whole

PROPERTY #7

SATURDAY, MARCH 11, 2017

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

**62 NORTH MAIN STREET B
EARLY COUNTY
(BLAKELY), GEORGIA**

- 1 Of 3 Store Fronts At This Address
- 4,800± Sq. Ft. Building
- Income Producing Rental Property
- Prime Location
- Selling From Property #9
- Offered As A Whole

PROPERTY #8

SATURDAY, MARCH 11, 2017

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

**62 NORTH MAIN STREET C
EARLY COUNTY
(BLAKELY), GEORGIA**

- 1 Of 3 Store Fronts At This Address
- 2,500± Sq. Ft. Building
- Great Location On Main Street
- Selling From Property #9
- Offered As A Whole

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TRULY A MUST SEE PROPERTY...

REAL ESTATE AUCTION

PROPERTY #9

SATURDAY, MARCH 11, 2017

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

EARLY COUNTY (BLAKELY), GEORGIA

- Beautiful Lot / Excellent Location
- Corner of Busy Street & Liberty Street
- Great Investment Property
- Selling On Site
- Offered As A Whole

DIRECTIONS: From Blakely, Georgia Courthouse square, travel south on Busy Street. The property is located at corner of Busy Street and Liberty Street.

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BEAUTIFUL LOT

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PROPERTY #10

SATURDAY, MARCH 11, 2017

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

EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Commercial & Residential Lot
- Located On Liberty Street
- Excellent Blakely Investment Property
- Selling From Property #9
- Offered As A Whole

DIRECTIONS: From Blakely, Georgia Courthouse square, travel south on Busy Street for 300 feet. Turn left on Liberty Street and travel 200 feet. The property is on the left.



EXCELLENT CITY LOT

REAL ESTATE AUCTION

PROPERTY #11

SATURDAY, MARCH 11, 2017

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

EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Homesite Lot
- Located On North Main Street
- Excellent Investment City Tract
- Selling From Property #9
- Offered As A Whole

DIRECTIONS: From Blakely, Georgia travel north on Main Street for 1/2 of a mile. The property is on the right.

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PRIME CENTRAL LOCATION

REAL ESTATE AUCTION

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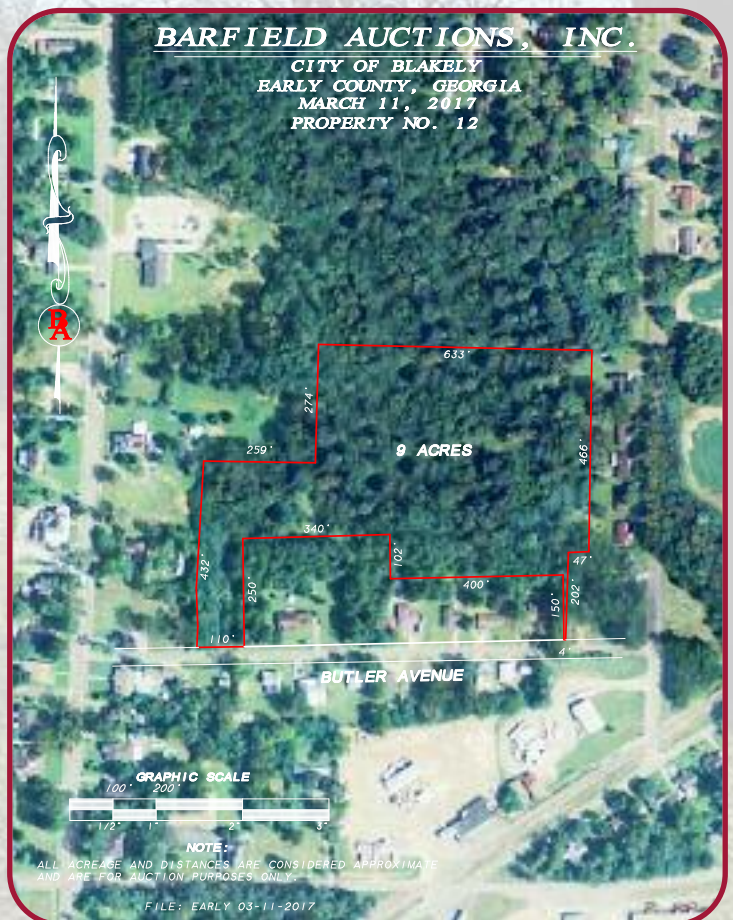
Selling In Conjunction
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PROPERTY #12
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.

EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Homesite Tract
- 9± Acres
- Excellent Upside Potential
- Great Investment Property
- Selling From Property #9
- Offered As A Whole

DIRECTIONS: From Blakely, Georgia Courthouse square, travel north on Main Street for 1/2 of a mile. Turn right on Butler Avenue and travel 300 feet. The property is on the left.



BEAUTIFUL HOMESITE LOT

REAL ESTATE AUCTION



PROPERTY #13
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
2289 SOUTH MAIN STREET
EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Commercial Building
- 3,402± Sq. Ft. Building
- Excellent Location On Main Street
- Great Proximity To Town Square
- Selling From Property #9
- Offered As A Whole

10% BUYERS PREMIUM

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BEAUTIFUL COMMERCIAL LOT

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PROPERTY #14

SATURDAY, MARCH 11, 2017

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

15031 RIVER STREET

EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Residential Lot
- Great Location
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole

**Selling In Conjunction
With Needmore Properties**



BEAUTIFUL RESIDENTIAL LOT

REAL ESTATE AUCTION

PROPERTY #15
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
112 ELM AVENUE
EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Residential City Lot
- Great Location / Beautiful Setting
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole

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With Needmore Properties**

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BEAUTIFUL CITY RESIDENTIAL LOT

REAL ESTATE AUCTION



PROPERTY #16
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
154 ELM AVENUE
EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Residential Or Commercial Lot
- Beautiful Location
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole

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PROPERTY #17
SATURDAY, MARCH 11, 2017
10:00 A.M. E.S.T.
13163 MAGNOLIA STREET
EARLY COUNTY (BLAKELY), GEORGIA

- Ideal Building Lot
- Great Access to US Hwy 27
- Excellent Investment Property
- Selling From Property #9
- Offered As A Whole



VALUABLE BLAKELY PROPERTIES



AUCTIONEERS & REALTORS

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AUCTION SITE: Property #9

AUCTION DATE AND TIME: Saturday, March 11, 2017
10:00 a.m. EST.

DIRECTIONS TO AUCTION SITE: From Blakely, Georgia Courthouse square, travel south on Busy Street. The property is located at corner of Busy Street and Liberty Street.

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

ALL PROPERTIES OFFERED IN CONJUNCTION WITH NEEDMORE PROPERTIES



REAL ESTATE AUCTION

EARLY COUNTY (BLAKELY), 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 confirmation 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 to pay real estate transfer tax, purchaser will pay all other 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 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 March 1 - 10, 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.