

J. DURHAM
 & ASSOCIATES, INC.
 REALTORS & AUCTIONEERS
 1216 DAWSON ROAD / SUITE 102
 ALBANY, GEORGIA 31707 • (229) 436-2733
 Integrity • Service • Results

Prsrt Std
 US Postage
 PAID
 Permit #41
 Albany, GA

OUTSTANDING DEVELOPMENT POTENTIAL

A TRULY BEAUTIFUL PROPERTY

ONLINE AUCTION

4384 PEACH PARKWAY, PEACH COUNTY (FT. VALLEY), GA
155± ACRES • 3 BEDROOM • 3 1/2 BATH HOME (3026 SQ FT)
BIDDING OPENS: APRIL 26TH @ 6:00AM
BIDDING CLOSES: MAY 12TH @ 4:00PM



4384 PEACH PARKWAY
PEACH COUNTY (FT. VALLEY), GA
155± ACRES • 3 BR • 3 1/2 BATH HOME
BIDDING OPENS:
APRIL 26TH @ 6:00AM
BIDDING CLOSES:
MAY 12TH @ 4:00PM

SUBJECT TO DYNAMIC CLOSE BIDDING

10% Buyers Premium

Visit us on the internet at
www.jdurhamauctions.com

J. DURHAM
 & ASSOCIATES, INC.
 REALTORS & AUCTIONEERS
 1216 DAWSON ROAD, SUITE 102
 ALBANY, GA 31707 • (229) 436-2733
 Joseph P. Durham, CAI
 GAL # 1120

Auctioneer- Licensed Real Estate Broker
A.A.L. # 866 Lic#CQ270672 BK#585582
A.C.L.# C149 AB997 AU782



(229) 436-2733

ONLINE AUCTION

TERMS AND CONDITIONS OF THE REAL ESTATE AUCTION

Terms: The successful purchaser will be required to sign the Seller's real estate purchase agreement on sale day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Bids will close within thirty (30) days after the date of auction at which time the purchaser will pay the balance of the purchase price. A 30% buyer's premium will be added to all purchases occurring at a contract price.

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. Your complete inspection of the property and pertinent documents is recommended. Announcements made at the podium at the time of the sale take precedence over all printed materials, except for the fully executed purchase agreement and subsequent correspondence following disavowal.

Location of the auction and increments of bidding are at the discretion of the Auctioneer. All properties will be sold subject to the Seller's reserving the right of combination within ninety-six (96) hours. Since the Seller is highly motivated to sell on the date of the sale, the announcement of acceptance of final bids could be simultaneous with the time and place of the auction.

REPRESENTATION DISCLOSURE: J. Durham and Associates, Inc., represents the seller in this transaction, and the purchaser has no authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE & DIMENSIONS: All acreage and property line dimensions are subject to change. They have been established 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 J. Durham and Associates, Inc.

SURVEY: The property MUST be surveyed prior to closing. The cost of the survey is to be paid by the BUYER. The number of acres surveyed times the contract price per acre will determine the final or actual purchase price to be paid at closing. J. DURHAM & ASSOCIATES, INC. RESERVES THE RIGHT TO APPROVE THE SELECTED SURVEYOR.

WHAT TO EXPECT IF YOU ARE THE WINNING BIDDER OF THE REAL ESTATE AUCTION

OUR OFFICE WILL CALL YOU SHORTLY AFTER THE END OF THE AUCTION. AT THAT TIME WE WILL VERIFY THE NAME(S) TO BE ENTERED ON THE CONTRACT AS PURCHASER AND ON THE DEED.

NEXT WE WILL EMAIL YOU THE COMPLETED CONTRACT PACKAGE. THE EMAIL WILL INCLUDE DIRECTIONS FOR RETURNING THE SIGNED DOCUMENTS AND SENDING THE EARNEST MONEY DEPOSIT (WIRE OR CHECK).

YOU MUST RETURN ALL DOCUMENTS AND EARNEST MONEY WITHIN 24 HOURS.

UPON RECEIPT OF THEM, OUR OFFICE WILL FORWARD THE CONTRACT PACKAGE TO THE SELLER FOR SIGNATURE.

AFTER THE SELLER HAS SIGNED, WE WILL SEND YOU A COPY OF THE SIGNED DOCUMENTS FOR YOUR RECORDS. AT THE SAME TIME, COPIES OF THE DOCUMENTS AND CLOSING INFORMATION WILL BE FORWARDED TO THE CLOSING ATTORNEY/TITLE COMPANY.

THEN THE CLOSING ATTORNEY/TITLE COMPANY WILL CONTACT YOU TO SCHEDULE THE CLOSING FOR THE PROPERTY.

PRIOR TO THE CLOSING, THE ATTORNEY/TITLE COMPANY WILL SUPPLY YOU WITH A COPY OF THE PRELIMINARY HUD SETTLEMENT STATEMENT SHOWING THE ACCOUNTING OF THE TRANSACTION AND ANY REMAINING FUNDS THAT YOU WILL NEED TO BRING TO CLOSING.

HAVE QUESTIONS OR NEED CLARIFICATION? (229) 436-2733
 EMAIL US AT JDURHAM@JDURHAMAUCTIONS.COM WE ARE HERE TO HELP!

ONLINE ONLY AUCTION



4384 PEACH PARKWAY, PEACH COUNTY (FT. VALLEY), GEORGIA
155± ACRES • 3 BEDROOM • 3 1/2 BATH HOME (3026 SQ. FT.)
BIDDING OPENS: WEDNESDAY, APRIL 26TH @ 6:00AM
BIDDING CLOSES: THURSDAY, MAY 12TH @ 4:00PM



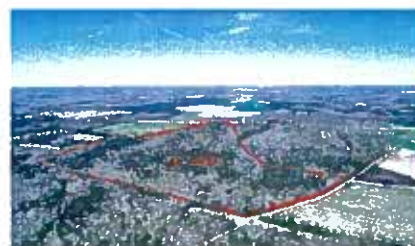
VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER AND BID

155.97 ± ACRES PEACH COUNTY, GA

4384 PEACH PARKWAY
FORT VALLEY, GA

155.97± ACRES
NATURAL PINE MIXED HARDWOOD
EXCELLENT TIMBER/INVESTMENT TRACT
(DOWN LOAD TIMBER CRUISE FROM WEB SITE)
EXCELLENT HUNTING/RECREATIONAL TRACT
½ MILE FROM NEW SCHOOL
7 MILES FROM I-75
GREAT INVESTMENT/DEVELOPMENT PROPERTY

3026 SQ. FT. SINGLE FAMILY RESIDENCE
3 BEDROOMS
3 1/2 BATHS



**TO VIEW ADDITIONAL PICTURES, VIDEO, AND AUCTION
RELATED DOCUMENTS, VISIT OUR WEB SITE
WWW.JDURHAMAUCTIONS.COM**

OPEN HOUSE:

SUNDAY, APRIL 24TH 2:00 PM – 4:00 PM
SUNDAY, MAY 8TH 2:00 PM-4:00 PM
ANY OTHER TIME BY APPOINTMENT, CALL
229-436-2733 TO SCHEDULE YOUR APPOINTMENT

Broker Participation:

A 2% COMMISSION WILL BE PAID TO EACH LICENSED REAL ESTATE BROKER WHO
REGISTERS A SUCCESSFUL HIGH BIDDER (WHO SUBSEQUENTLY CLOSES AND SETTLES
THE PROPERTY) YOU CAN DOWNLOAD THE REGISTRATION FORM FROM OUR WEB SITE

DISCLOSURE: AS DETAILED IN RULE 55-10-.03 (3), OF THE GEORGIA AUCTIONEERS COMMISSION: ANY AUCTION SALE IS, WITHOUT REQUIREMENT OF
ANNOUNCEMENT AT ANY TIME, PRESUMED TO BE WITH RESERVE UNLESS THE PROPERTY IS/ARE, IN EXPLICIT TERMS PUT UP AT "ABSOLUTE AUCTION". ACCORDING
TO RULE 55-10-.01 (4) (b), J. DURHAM AND ASSOCIATES, INC. AND OUR SELLERS HEREBY GIVE NOTICE THAT BIDS MAY BE MADE BY THE SELLER, OR UPON THE
SELLER'S BEHALF, AT ANY AUCTION WITH RESERVE.



10% BUYER'S PREMIUM

**VISIT OUR WEBSITE TO VIEW MORE PICTURES
WWW.JDURHAMAUCTIONS.COM**

**ALL ANNOUNCEMENTS MADE ON THE DAY OF
SALE SUPERSEDE ANY PRINTED MATERIAL**

**SUBJECT TO DYNAMIC CLOSE BIDDING
10% BUYERS PREMIUM**