

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

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ONLINE AUCTION

BALTIC ROAD, BACON COUNTY (ALMA), GA
188.6± ACRES • 6 POULTRY HOUSES • 15 ACRES BLUEBERRIES
BIDDING OPENS: TUESDAY, JULY 19TH @ 6:00AM
BIDDING CLOSSES: WEDNESDAY, AUGUST 3RD @ 4:00PM



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SUBJECT TO DYNAMIC CLOSE BIDDING

10% Buyers Premium

Visit us on the internet at
www.jdurhamauctions.com

J. DURHAM
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 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, or substitute 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 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 made 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 corrections following documents.

Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. All properties will be sold subject to the Seller reserving the right of confirmation within thirty (30) hours. Since the Seller explicitly reserves the right to sell the date of the announcement of acceptance of final bids could be consistent with the time and place of the auction.

REPRESENTATION DISCLOSURE: J. Durham and Associates, Inc., represents the seller in this transaction, not the purchaser, but does not have 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 provided for information purposes only and no guarantee and no liability is made and are being sold without benefit of a survey. They are not guaranteed by the seller of 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 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.

NEARLY 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 THESE 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 CLARIFICATIONS? (229) 436-2733
 EMAIL US AT JDURHAM@JDURHAMAUCTIONS.COM WE ARE HERE TO HELP

ONLINE ONLY AUCTION

BALTIC ROAD, BACON COUNTY (ALMA), GEORGIA

188.6± ACRES • 6 POULTRY HOUSES • 15 ACRES BLUEBERRIES • 6.5 ACRES PONDS

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VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER AND BID

**OUTSTANDING
INCOME
PRODUCING
PROPERTY**

BALTIC RD BACON COUNTY, GA

188.6± ACRES

6 POULTRY HOUSES (13.2 ACRES) (40' x 500' each)

84.62 ACRES OPEN LAND

15 ACRES IN IRRIGATED BLUEBERRIES

2.72 BASE ACRES CORN

9.39 BASE ACRES PEANUTS

.81 BASE ACRES SOYBEANS

28.57 BASE ACRES SEED COTTON

6.5 ACRES IN PONDS

WOODLANDS

NOTE: THE FOLLOWING EQUIPMENT IS INCLUDED IN THE SALE; (2) KMC CLEAN-OUT MACHINES, KUBOTA M-6800 TRACTOR WITH LOADER ATTACHMENT, FORD 6610 TRACTOR, 5' ROTARY MOWER, SMALL HARROW, CAT 3208 ENGINE, INCINERATOR, 3 BR 2 BATH MANUFACTURED HOME.

GOOD INCOME PRODUCING PROPERTY

GREAT HUNTING

PLENTY OF WILDLIFE

EXCELLENT INVESTMENT OPPORTUNITY

DIRECTIONS: FROM ALMA, TRAVEL WEST ON GA HWY 32, 7 MILES, TURN RIGHT ON BALTIC RD, TRAVEL 1 ¼ MILE, PROPERTY ON LEFT.

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.



OPEN HOUSE:

SUNDAY, JULY 24TH

1:00 PM-3:00 PM

THURSDAY, JULY 28TH

1:00 PM-3:00 PM

ANY OTHER TIMES BY APPOINTMENT,
CALL 229-436-2733 TO SCHEDULE
YOUR APPOINTMENT

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



10% BUYER'S PREMIUM

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

CONTACT OUR OFFICE REGARDING POTENTIAL
POULTRY HOUSE UPGRADES - 229-436-2733

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