

# J. DURHAM

& ASSOCIATES, INC.

REALTORS & AUCTIONEERS

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# ONLINE REAL ESTATE AUCTION

THE ESTATE OF MIRIUM M. FLEMING  
BLAKELY (EARLY COUNTY) GEORGIA  
5 SEPARATE PROPERTIES



PROPERTY #1

**BIDDING OPENS: TUESDAY, AUGUST 23RD @ 6:00AM**  
**BIDDING CLOSES: THURSDAY, SEPTEMBER 8TH @ 4:00PM**

**10% BUYERS PREMIUM**

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Joseph P. Durham, CAI

Auctioneer- Licensed Real Estate Broker

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**229-436-2733**

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## PROPERTY # 1

1728 N Church St, Blakely, GA  
A Great House  
953 SQ. FT. SINGLE FAMILY RESIDENCE  
3 BEDROOMS  
1 BATH  
LOT SIZE: 70' X 110'



## PROPERTY # 2

1736 N Church St, Blakely, GA  
Vacant Lot  
Lot Size: 104' x 106'  
Property Adjoins 1728 N Church St



## PROPERTY # 3

CHANCEY MILL ROAD, BLAKELY, GA  
17.5 ACRES  
WOODLANDS  
GREAT HUNTING  
FANTASTIC HOMESITE



DIRECTIONS: FROM THE INTERSECTION OF GEORGIA HIGHWAY 62 BYPASS  
IN BLAKELY, GEORGIA AND CHANCEY MILL ROAD, TRAVEL WEST ON  
CHANCEY MILL ROAD FOR 4.6 MILES, THE PROPERTY WILL BE ON YOUR LEFT.

## PROPERTY # 4

117 MULBERRY LANE, BLAKEY, GA  
RESIDENTIAL LOT  
LOT SIZE: 50' X 140'



## PROPERTY # 5

113 MULBERRY LANE, BLAKEY, GA  
RESIDENTIAL LOT  
LOT SIZE: 50' X 140'



"SUBJECT TO DYNAMIC CLOSE BIDDING"

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DISCLOSURE: AS OBTAINED IN RULE 55-10-03 (9) OF THE GEORGIA AUCTIONEERS COMMISSION, ANY ACTION SUEES WITHOUT REQUIREMENT OF ANNOUNCEMENT AT ANY TIME, PROVIDED 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) 1. DUBOHA AND ASSOCIATES, INC. AND OUR SELLERS HEREBY OPT-OUT FROM THIS RULE AND BE MADE BY THE SELLER, OR UPON THE SELLER'S BEHALF, AT ANY AUCTION WITH RESERVE.

CONDITIONS OF THE AUCTION

**TERMS REAL ESTATE:** The successful purchaser will be required to deposit 15% of the contract price on sale day, sign the Seller's real estate purchase agreement and pay the balance at closing in 30 days. A 10% buyers premium will be added to all purchases to arrive at a contract price.

**INSPECTION:** By appointment only! Call 1-800-312-2666 to schedule your appointment!

**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.

**DISCLAIMER:** The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. Announcements made on the podium at the time of sale take precedence over

all printed materials, except for the duly executed purchase agreement and subsequent conveyance/ closing documents.

**PROPERTY SIZE & DIMENSIONS:** All acreage 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 J. Durham and Associates, Inc.

**CONDITION OF THE PROPERTIES:** Your complete inspection of the property and pertinent documents is recommended, as each purchaser is responsible for evaluating the property and shall not rely on the seller or auctioneer. The seller and auctioneer are assuming that all bidders and purchasers have inspected the property and are satisfied and accept them as "AS-IS, WHERE-IS, WITH ALL FAULTS" and without representations and warranties expressed or implied.