

ONLINE REAL ESTATE AUCTION

IRWIN COUNTY, GEORGIA
45 ACRES PLANTED PINES & WOODLANDS
LOCATED ON TAYLOR ROAD



BIDDING OPENS: TUESDAY, JULY 12TH @ 6:00AM
BIDDING CLOSES: TUESDAY, JULY 26TH @ 4:00PM

10% BUYERS PREMIUM

J. DURHAM
 & ASSOCIATES, INC.

REALTORS & AUCTIONEERS
 1216 DAWSON ROAD, SUITE 102
 ALBANY, GA 31707 • (229) 436-2733

Joseph P. Durham, CAI

Auctioneer- Licensed Real Estate Broker
 G.A.L. # 1120 Lic#CQ270672 BK#585582
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229-436-2733
 WWW.JDURHAMAUCTIONS.COM

All information contained in this brochure, was derived from sources believed to be correct, but is not guaranteed by J. Durham & Associates. ALL ANNOUNCEMENTS MADE ON DAY OF SALE SUPERSEDE ANY PRINTED MATERIALS.

To receive e-mail notification of upcoming auctions, go to www.jdurhamauctions.com and sign up.

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BIDDING SUBJECT TO "DYNAMIC CLOSE BIDDING"



VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER & BID

TAYLOR RD, IRWIN COUNTY, GA

- 45± ACRES
- 25.15 ACRES PLANTED LONG LEAF PINES
- CRP PAYMENT \$2852/YR. UNTIL 2031
- (PURCHASER WILL BE REQUIRED TO RE-ENROLL THE TRACT INTO THE CRP PROGRAM OR PURCHASER WILL BE RESPONSIBLE FOR ANY AND ALL PENALTIES)
- WOODLANDS
- GREAT HUNTING
- PLENTY OF WILDLIFE
- EXCELLENT INVESTMENT OPPORTUNITY

YOU CAN INSPECT THE PROPERTY AT ANYTIME

DIRECTIONS: FROM OCILLA, TRAVEL WEST ON GA HWY 32, 9 MILES, TURN RIGHT ON JEFF DAVIS PARK RD, TRAVEL 3 MILES, TURN RIGHT ON TAYLOR RD, TRAVEL 6/10 MILE, PROPERTY ON RIGHT.



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.

"SUBJECT TO DYNAMIC CLOSE BIDDING"

10% BUYERS PREMIUM

WHAT TO EXPECT IF YOU ARE THE WINNING BIDDER

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 CASHIER'S CHECK).

ALL DOCUMENTS AND EARNEST MONEY MUST BE RETURNED 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 CLARIFICATION? (229) 436-2733.
EMAIL US AT JDURHAM@JDURHAMAUCTIONS.COM WE ARE HERE TO HELP.

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% buyer premium will be added to all purchases to arrive at a contract price.

INSPECTION: By appointment only! Call 1-800-362-3666 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 fully 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.