

J. DURHAM
 & ASSOCIATES, INC.
 REALTORS & AUCTIONEERS
 1216 DAWSON ROAD / SUITE 102
 ALBANY, GEORGIA 31707 • (229) 436-2733
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BROOKS COUNTY **DIXIE, GEORGIA**
ONLINE AUCTION

COURT ORDERED ABSOLUTE AUCTION
164.61 ± ACRES • PHELPS RD • BROOKS COUNTY (DIXIE), GA
BIDDING OPENS: WEDNESDAY • JANUARY 11TH • 6:00AM
BIDDING CLOSSES: THURSDAY • JANUARY 26TH • 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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 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



AUCTION

TERMS AND CONDITIONS OF THE REAL ESTATE AUCTION

Terms: The successful purchasers 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. 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 to arrive 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 conveyance/closing documents.

Conduct of the auction and increments of bidding are at the discretion of the Auctioneer.

THIS IS A COURT ORDERED AUCTION. TITLE WILL BE CONVEYED BY QUIT CLAIM DEED. THE COURT APPOINTED RECEIVER WILL PROVIDE A COPY OF THE TITLE ABSTRACT AND WILL DISCUSS THE TITLE WITH ANY PROSPECTIVE PURCHASER. CALL JOE DURHAM (229) 436-2733 FOR MORE DETAILS.

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.



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).

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



BROOKS COUNTY-DIXIE, GEORGIA ONLINE ONLY AUCTION



**PHELPS ROAD, BROOKS COUNTY (DIXIE), GEORGIA
164.61 ± ACRES • OPEN FARMLAND & WOODLANDS**

BIDDING OPENS: WEDNESDAY • JANUARY 11TH • 6:00AM | BIDDING CLOSES: THURSDAY • JANUARY 26TH • 4:00PM

VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER & BID

PHELPS ROAD BROOKS COUNTY (DIXIE) GEORGIA

164.61± ACRES
FARMLAND
WOODLANDS

SELLING AT ABSOLUTE AUCTION AS A WHOLE
PURSUANT TO COURT ORDER
(SUPERIOR COURT OF BROOKS COUNTY, STATE OF GEORGIA
CIVIL ACTION FILE NO.: 08-CV-192)

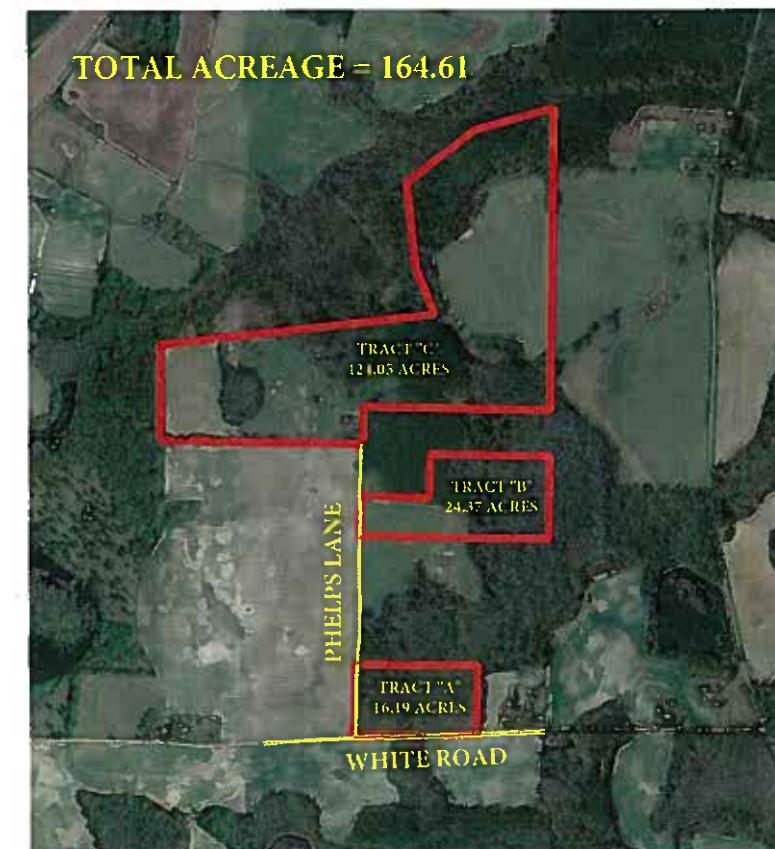
DIRECTIONS:

FROM THE INTERSECTION OF U.S. HWY 84 & WINTER RD (AT DIXIE, GA)
TRAVEL SOUTH ON WINTER RD FOR, 4/10 MILE, TURN RIGHT ON DIXIE RD,
TRAVEL 1 BLOCK, TURN LEFT ON SNOW AVE, TRAVEL 4/10 MILE, TURN LEFT
ON HICKORY HEAD RD, TRAVEL 2.2 MILES, TURN RIGHT ON WHITE RD, TRAVEL
¾ MILE, TURN RIGHT ON PHELPS RD AND WATCH FOR AUCTION SIGNS.

**ONLINE REGISTRATION
OPENS JANUARY 11TH**



SELLING AS A WHOLE



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AND WILL DISCUSS THE TITLE WITH ANY PROSPECTIVE PURCHASER.
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THE FARM SERVICE AGENCY (FSA) CROP BASE ACRES FOR THIS PROPERTY WILL BE
SUBJECT TO A NEW CROP RECONSTITUTION AFTER THE PROPERTY IS SOLD AND
CLOSED. NEITHER THE SELLER NOR J. DURHAM & ASSOCIATES, INC. MAKE
ANY GUARANTEES REGARDING THE CROP BASE.

SELLING AS A WHOLE

**10% BUYERS PREMIUM
ON ALL PROPERTIES.**

**VISIT OUR WEBSITE TO VIEW MORE PICTURES AND AUCTION RELATED DOCUMENTS
WWW.JDURHAMAUCTIONS.COM OR CALL 229-436-2733**

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