

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

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EXCELLENT FARMLAND **ONLINE AUCTION** **BEAUTIFUL HOME**

225 MIMS BAPTIST CHURCH RD, DOUGLAS (COFFEE COUNTY), GA
(ALSO KNOWN AS 1923 OLD BELL TELEPHONE RD)
256.7 ± ACRES • 1832 SQ. FT. • 3BDR 1 ½ BA HOME
BIDDING OPENS: TUESDAY • FEBRUARY 21ST • 6:00AM
BIDDING CLOSSES: THURSDAY • MARCH 9TH • 4:00PM



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.

SURVEY: All property must be surveyed prior to closing by a licensed Georgia registered surveyor. The cost of the survey is to be paid by the purchaser. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. J. Durham and Associates, Inc., will have the final approval of the selected surveyor.

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 JIDURHAM@JDURHAMAUCTIONS.COM WE ARE HERE TO HELP!

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COFFEE COUNTY, DOUGLAS, GEORGIA
(ALSO KNOWN AS 1923 OLD BELL TELEPHONE RD)
3 BDR 1 ½ BA HOME
256.7 ± ACRES FARMLAND & WOODLAND
BIDDING OPENS:
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"Subject to Dynamic Close Bidding"
10% Buyers Premium
Visit us on the internet at
www.jdurhamauctions.com

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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 ONLY AUCTION



**225 MIMS BAPTIST CHURCH RD, COFFEE COUNTY, DOUGLAS, GEORGIA
(ALSO KNOWN AS 1923 OLD BELL TELEPHONE RD)**

256.7 ± ACRES • 1832 SQ. FT. • 3 BEDROOM, 1 ½ BATH HOME

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VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER & BID

**225 MIMS BAPTIST CHURCH RD
(ALSO KNOWN AS: 1923 OLD BELL TELEPHONE RD)
DOUGLAS, COFFEE COUNTY, GEORGIA**

256.7± ACRES
133+ ACRES FARMLAND
BALANCE WOODLANDS

1832 SQ. FT. HOME
3 BEDROOMS
1 ½ BATHS
SCREEN PORCH

OPEN HOUSE:
WEDNESDAY FEB. 15TH 1:00PM-4:00PM & WEDNESDAY MARCH 1ST 1:PM -4:00PM
OTHER TIMES BY APPOINTMENT

DIRECTIONS: FROM DOUGLAS TRAVEL NORTH ON US 221, 9 ½ MILES, TURN RIGHT ON MARK MOBLEY RD., TRAVEL 5.6 MILES, TURN LEFT ON BELL TELEPHONE RD, TRAVEL 1.9 MILES, PROPERTY ON BOTH SIDES OF ROAD.
FROM HAZLEHURST: TRAVEL SOUTH ON BELL TELEPHONE RD., 14.3 MILES, PROPERTY ON BOTH SIDES OF ROAD.

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% 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**