

J. DURHAM

& ASSOCIATES, INC.

REALTORS & AUCTIONEERS

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ALL ANNOUNCEMENTS MADE ON DAY OF SALE SUPERSEDE ANY PRINTED MATERIALS.

ONLINE REAL ESTATE AUCTION

622 S. CHURCH ST. • BLAKELY, GEORGIA
3092 Sq. Ft. COMMERCIAL / OFFICE BUILDING



BIDDING OPENS: TUESDAY, APRIL 25TH @ 6:00AM
BIDDING CLOSES: THURSDAY, MAY 11TH @ 4:00PM
SUBJECT TO "DYNAMIC CLOSE BIDDING"

10% BUYERS PREMIUM

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Joseph P. Durham, CAI

Auctioneer - Licensed Real Estate Broker
GAL. # 1120 Lic#CQ270672 BK#585582

AB997 AU782

229-436-2733



WWW.JDURHAMAUCTIONS.COM

ONLINE REAL ESTATE AUCTION



6222 S. CHURCH ST. • BLAKELY, GEORGIA
3092 Sq. Ft. COMMERCIAL / OFFICE BUILDING
BIDDING OPENS: TUESDAY, APRIL 25TH @ 6:00AM
BIDDING CLOSES: THURSDAY, MAY 11ND @ 4:00PM
BIDDING SUBJECT TO "DYNAMIC CLOSE BIDDING"



VISIT WWW.JDURHAMAUCTIONS.COM TO REGISTER & BID

6222 S CHURCH ST BLAKELY, GEORGIA

- COMMERCIAL OFFICE SPACE
- 2 BUILDINGS
- 3092 TOTAL SQ. FT.
- 7 PRIVATE OFFICES
- 4 RESTROOMS
- LARGE RECEPTION AREA
- SPACIOUS KITCHEN AREA
- DIRECTORS OFFICE
- STORAGE AREA



- BUILDING 1: 2342 SQ. FT.
 - YEAR BUILT: 1987
 - BUILDING 2: 750 SQ. FT.
 - YEAR BUILT: 1989
- ADDITIONAL OUT BUILDING FOR MORE STORAGE

OPEN HOUSE INSPECTION:
WEDNESDAY APRIL 26TH, 11:00 AM UNTIL 2:30 PM OTHER TIMES BY APPOINTMENT
CALL JOE DURHAM FOR APPOINTMENT
TO VIEW THE BUILDING (229) 881-1490

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

INSPECTION: By appointment only! Call 1-800-343-2666 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 fully executed purchase agreement and subsequent conveyance / closing documents.

ADDITIONAL TERMS & CONDITIONS OF THIS AUCTION ARE LOCATED ON THE REGISTRATION/LOG IN TO BID PAGE.

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 auctioneers. The seller and auctioneers 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.