

# ONLINE REAL ESTATE AUCTION

**TERRELL COUNTY, GEORGIA**  
**76.62 ± ACRES; 57 ± ACRES IRRIGATED**  
**LOCATED ON U.S. 82 WEST; DAWSON, GA**



**BIDDING OPENS:**  
**TUESDAY, APRIL 18TH @ 6:00AM**  
**BIDDING CLOSES:**  
**TUESDAY, MAY 2ND @ 4:00PM**

**SUBJECT TO**  
**"DYNAMIC CLOSE BIDDING"**

**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  
GAL # 1120 Lic#CQ270672 BK#585582  
AB997 AU782



**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](http://www.jdurhamauctions.com) and sign up.

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ALBANY, GEORGIA 31707 • (229) 436-2733  
**Integrity • Service • Results**

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Albany, GA

# ONLINE REAL ESTATE AUCTION

TERRELL COUNTY, DAWSON, GEORGIA

76.62 ± ACRES • 57 ± ACRES UNDER CENTER PIVOT IRRIGATION

BIDDING OPENS: TUESDAY, APRIL 18TH @ 6:00AM

BIDDING CLOSES: TUESDAY, MAY 2ND @ 4:00PM

BIDDING SUBJECT TO "DYNAMIC CLOSE BIDDING"

IRRIGATED  
FARMLAND

GREAT  
INVESTMENT  
OPPORTUNITY

VISIT [WWW.JDURHAMAUCTIONS.COM](http://WWW.JDURHAMAUCTIONS.COM) TO REGISTER & BID

US HWY 82 WEST  
TERRELL COUNTY, GA

- 76.62 ± ACRES
- 57 ± ACRES IRRIGATED  
(ALL ELECTRIC)
- 10 INCH WELL
- 69.68 ACRES CROPLAND
- 25.15 PEANUT BASE ACRES
- 24.35 SEED COTTON BASE ACRES

EXCELLENT INVESTMENT  
OPPORTUNITY  
OUTSTANDING IRRIGATED FARM

**DIRECTIONS:** FROM DAWSON TRAVEL WEST, 6 MILES, ON US HWY 82, PROPERTY IS ON YOUR RIGHT.

YOU CAN INSPECT THE PROPERTY AT ANYTIME

The successful purchaser will be allowed to immediately begin farming operations once the Sales Contract has been signed by all parties and earnest money collected. This provision will be written into the Sales Contract. Contact Joe Durham Sr., 229-881-1490, if you have questions.

"SUBJECT TO DYNAMIC CLOSE BIDDING"

10% BUYERS PREMIUM

**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.

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](mailto: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 in arrears at a contract price.

**INSPECTION:** By appointment only! Call 1-800-342-2666 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.

**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.