

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

Prsrt Std  
US Postage  
PAID  
Permit #41  
Albany, GA

To receive e-mail notification of upcoming auctions, go to [www.jdurhamauctions.com](http://www.jdurhamauctions.com) and sign up.

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.

# ONLINE REAL ESTATE AUCTION

EARLY COUNTY (BLAKELY), GEORGIA  
19.01 ACRES LOCATED ON CHANCEY MILL RD



**BIDDING OPENS: THURSDAY, MAY 25TH @ 6:00AM**

**BIDDING CLOSES: TUESDAY, JUNE 6TH @ 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](http://WWW.JDURHAMAUCTIONS.COM)

# ONLINE REAL ESTATE AUCTION

CHANCEY MILL RD. • EARLY COUNTY (BLAKELY), GEORGIA  
19.01 ACRES



**BIDDING OPENS: THURSDAY, MAY 25TH @ 6:00AM**  
**BIDDING CLOSSES: TUESDAY, JUNE 6TH @ 4:00PM**  
**BIDDING SUBJECT TO "DYNAMIC CLOSE BIDDING"**



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

## BLAKELY, (EARLY COUNTY) GEORGIA

19.01 ACRES (SELLING AS A WHOLE)  
LOCATED ON CHANCEY MILL ROAD

WOODLANDS  
OPEN LAND  
LOCATED IN ONE OF THE TOP HUNTING AREAS OF EARLY COUNTY  
FANTASTIC HOMESITE

THIS PROPERTY WILL BE SOLD BY THE TRACT AS 19.01 SURVEYED  
ACRES. WE HAVE A CURRENT SURVEY.

Directions: From the intersection of Georgia Highway 62 Bypass in  
Blakely, Georgia and Chancey Mill Road, travel West on Chancey  
Mill Road for 4.5 miles, the property will be on your left.  
WATCH FOR THE AUCTION SIGNS !!

**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](mailto:JDURHAM@JDURHAMAUCTIONS.COM) WE ARE HERE TO HELP.

## CONDITIONS OF THE AUCTION

**TERMS REAL ESTATE.** The successful purchasers 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:** YOU MAY INSPECT AT ANYTIME.

**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 platform 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  
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.