

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

EXCELLENT  
 INVESTMENT  
 OPPORTUNITY

# ONLINE AUCTION

**DISTRICT LINE ROAD, RANDOLPH COUNTY (CUTHBERT), GA**  
**269.997 ACRES**  
**160 ± Acres • 3 Center Pivots**  
**BIDDING OPENS: TUESDAY, SEPTEMBER 5TH @ 11:00AM**  
**BIDDING CLOSES: THURSDAY, SEPTEMBER 21ST @ 2:00PM**



**DISTRICT LINE ROAD**  
**RANDOLPH COUNTY (CUTHBERT), GA**  
**269.997 ± ACRES • 160 ± ACRES IRRIGATED FARMLAND**  
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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 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. All properties will be sold subject to the Sellers reserving the right of confirmation within ninety-six (96) hours. Since the Sellers are highly motivated to sell on the date of the sale, the announcement of acceptance of final bids could be synonymous with the time and place of the auction.

**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).

YOU MUST RETURN ALL DOCUMENTS AND EARNEST MONEY 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!



# ONLINE ONLY AUCTION

DISTRICT LINE ROAD, RANDOLPH COUNTY (CUTHBERT), GEORGIA

269.997 ± TOTAL ACRES • 160+ ACRES IRRIGATED FARMLAND

BIDDING OPENS: TUESDAY SEPTEMBER 5TH @ 11:00 AM

BIDDING CLOSES: THURSDAY SEPTEMBER 21ST @ 2:00 PM

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

IRRIGATED  
FARMLAND

EXCELLENT  
INVESTMENT  
OPPORTUNITY

## DISTRICT LINE ROAD RANDOLPH COUNTY (CUTHBERT), GA

269.977 ± SURVEYED ACRES

160 ± IRRIGATED FARM LAND (Balance in Timber Land)

3- CENTER PIVOTS:

6 TOWER VALLEY, MODEL 8000, 2020, 1029 FT. LONG

4 TOWER VALLEY, 1991, 858 FT. LONG

6 TOWER REINKE, 2005, 981 FT. LONG

10 INCH WELL ( Permit # A89-120-0047)

125 HP ELECTRIC MOTOR

CORN BASE 37.48

PEANUT BASE 25.44

SOYBEANS BASE 11.36

SEED COTTON 23.82

**THIS FARM IS LEASED FOR THE 2023 CROP YEAR**

DIRECTIONS: FROM THE INTERSECTION OF U. S. HIGHWAY 82 AND DISTRICT LINE ROAD  
(In Cuthbert Georgia), GO SOUTH ON DISTRICT LINE ROAD FOR 3.9 MILES.  
THE PROPERTY IS ON YOUR LEFT. WATCH FOR 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.

BROKER PARTICIPATION:  
A 2% COMMISSION WILL BE PAID TO EACH LICENSED REAL ESTATE BROKER WHO REGISTERS A SUCCESSFUL HIGH BIDDER, WHO SUBSEQUENTLY CLOSES AND SETTLES THE PROPERTY ACCORDING TO THE TERMS OF THE REAL ESTATE SALES CONTRACT.  
YOU CAN DOWNLOAD A BROKER'S PARTICIPATION FORM AT OUR WEBSITE:  
[WWW.JDURHAMAUCTIONS.COM](http://WWW.JDURHAMAUCTIONS.COM)

**10% BUYER'S PREMIUM**

VISIT OUR WEBSITE TO VIEW MORE PICTURES AND AUCTION RELATED DOCUMENTS  
[WWW.JDURHAMAUCTIONS.COM](http://WWW.JDURHAMAUCTIONS.COM)

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10% BUYERS PREMIUM**