



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

Prsrt Standard
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PAID
Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Saturday March 25, 2023
10:00 A.M., E.S.T.

AUCTION SITE: Selling on Site.

DIRECTIONS TO PROPERTY: From Eastman, Georgia at the intersection of 5th Avenue & Oak Street travel west on Oak Street (US Hwy 23 / Ga Hwy 87 North / Cochran Hwy) for 2 miles. Turn left on Orphans Cemetery Road (CR 78) and travel 6/10 of a mile. Turn right on Jim Harp Road (CR 138) and travel 3/10 of a mile. The property entrance is on the left (Plantation Way).

INSPECTION: Call Barfield Auctions, Inc. at 229-679-2223 for more information, or private showing.

REAL ESTATE AUCTION

DODGE COUNTY, GEORGIA

* CONDITIONS OF THE AUCTION *

REAL ESTATE TERMS: The successful purchasers will be asked to sign the Seller's real estate purchase agreement on auction 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 confirmation of the sale, 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. Purchaser will pay all closing costs.

DISCLAIMER: 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. Each bidder must conduct and rely solely on their own investigation and inspection. Please review all information and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over any prior oral statements or written material except for the fully executed purchase agreement and subsequent closing documents.

Conduct of the auction and increments of bidding are at the direction of the Auctioneer. All properties will be sold subject to sellers confirmation within 96 hours. Purchasers shall view property at their own risk. Seller shall not be liable for any injury or damage

during the inspection of the property. Under title X, the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead based paint. The period of inspection begins March 15, 2023. All bidders must sign a waiver of the 10 day inspection period.

SURVEY: If the property sells divided, all property must be surveyed prior to closing by a licensed Georgia registered Surveyor. The Purchaser will pay the cost of the survey. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. Barfield Auctions, Inc., will have the final approval of the selected surveyor.

AGENCY DISCLOSURE: In this transaction Barfield Auctions, Inc. is acting as agent for Seller not as Buyer's agent, but does not have authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE AND DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature. They are not guaranteed by the seller or Barfield Auctions, Inc.

REAL ESTATE AUCTION

DODGE COUNTY, GEORGIA



Saturday, March 25th
10:00 A.M. E.S.T.

218± Total Acres

Excellent Investment Opportunity

Offered Divided Or As A Whole

Selling On Site

www.barfieldauctions.com



AUCTIONEERS & REALTORS
P.O. Box 370 • Shellman, GA 39886
(229) 679-2223 • 1-877-679-2223

Vince Barfield
Auctioneer/Broker

GAL# 2663, AAL #5018
FLAL #AB2863 - FLAL #AU3959



REAL ESTATE AUCTION

DODGE COUNTY, GEORGIA

SATURDAY, MARCH 25TH • 10:00 A.M. E.S.T.

218± TOTAL ACRES

Possible Lake
Community
Development

17 lots
with
Lake Frontage

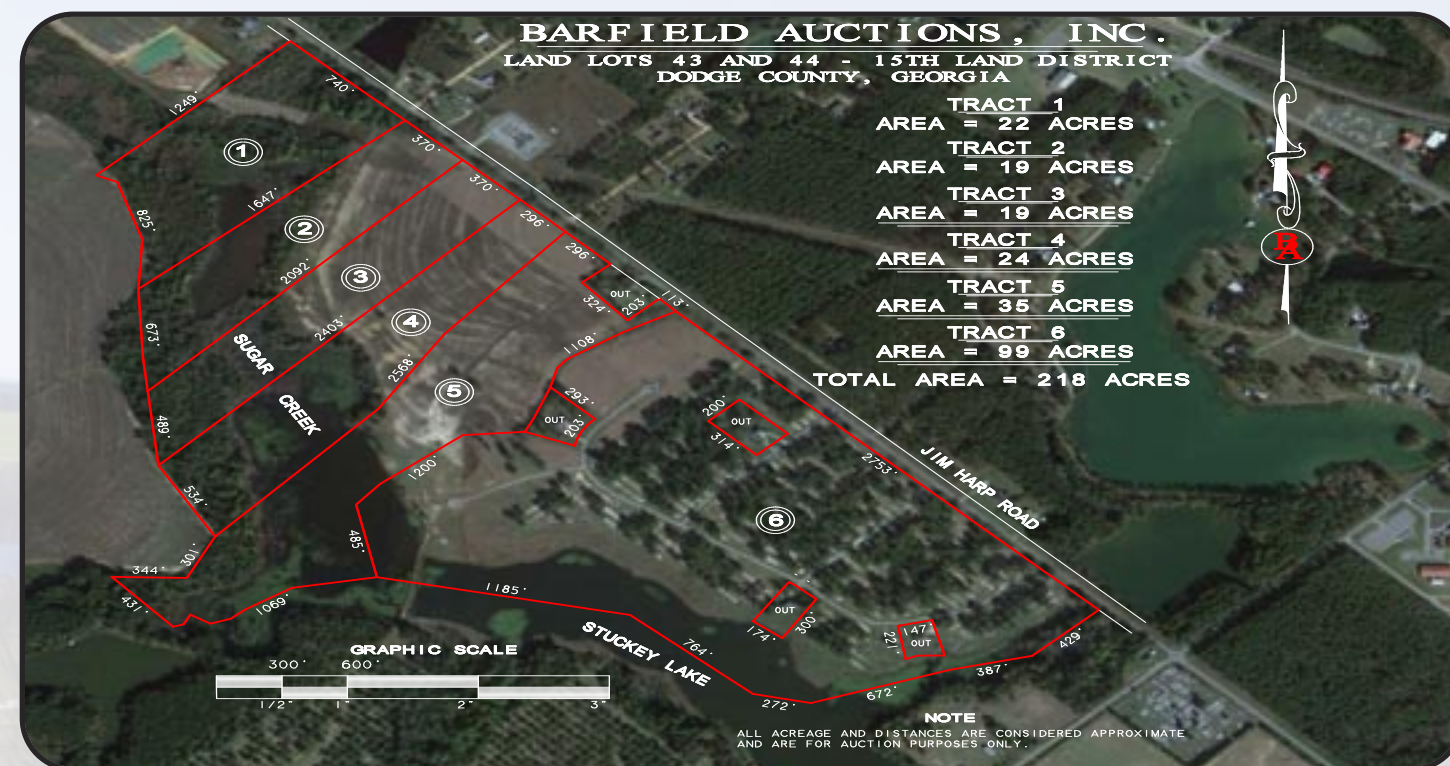
218± TOTAL ACRES DODGE COUNTY, GEORGIA

- 218± Total Acres
- 99± Acres Consisting Of 49 Subdivision Lots Offered As One Parcel
 - Underground Utilities Including Fiber Optic
 - 17 Lots With Lake Frontage
 - Streetlights
 - Paved Streets
- Beautiful Stuckey Lake
- Community Well And Water System
- Productive Pecan Grove
 - 8" Irrigation Well
- Hayfields
- Possible Lake Community Development
- Beautiful Homesites
- Excellent Investment Opportunity
- Offered Divided Or As A Whole
- Selling On Site

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Call: Vince Barfield @ 229-679-2223
Cole Barfield @ 229-886-2117
or
Email: vince@barfieldauctions.com
For Information And Brochures



Broker Participation Welcomed Call for Details...

Thinking of Selling Land,
Timber, or Equipment?

CALL THE PROFESSIONALS AT
BARFIELD AUCTIONS, INC.

FOR A FREE AUCTION CONSULTATION

- TOLL FREE -

1-877-679-2223

**OFFERED DIVIDED OR
AS A WHOLE
SELLING ON SITE**

- All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed by Barfield Auctions, Inc.
- All announcements made from auction podium supersede any printed material or prior oral statements.
- Go to www.barfieldauctions.com and sign-up to receive e-mail notifications of upcoming auctions.

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