



AUCTIONEERS & REALTORS

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(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

[www.barfieldauctions.com](http://www.barfieldauctions.com)

Prsrt Standard  
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Valdosta, GA

**AUCTION DATE AND TIME:** Saturday May 13th, 2023  
10:00 A.M., E.S.T.

**AUCTION SITE:** Selling From Barfield Law Firm  
56 Blakely Street, Cuthbert, GA 39840

**DIRECTIONS TO PROPERTY:** From Cuthbert, Ga town square, travel west on US Hwy 82 for 1 9/10 miles. Turn left on Ga Hwy 266 and travel 1 2/10 miles. Turn right on Cotton Hill Road and travel 8 1/2 miles. Turn right on Morris Station Road and travel 1 4/10 of a mile to the access road entrance on the right.

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

# A REAL ESTATE AUCTION

RANDOLPH 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 May 3-12, 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.

# A REAL ESTATE AUCTION

RANDOLPH COUNTY, GEORGIA



Saturday, May 13th  
10:00 A.M. E.S.T.

216± Total Acres

*Excellent Investment Opportunity*

*Offered Divided Or As A Whole*

[www.barfieldauctions.com](http://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

RANDOLPH COUNTY, GEORGIA

SATURDAY, MAY 13TH • 10:00 A.M. E.S.T.

216± TOTAL ACRES

Hunting Cabin

Established Food Plots

216± TOTAL ACRES  
RANDOLPH COUNTY, GEORGIA

- 216± Total Acres
- Mature Planted Pines
- Beautiful Hardwood Bottoms
- Hunting Cabin
- Established Food Plots
- Interior Road System
- Excellent Investment Opportunity
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm, Inc.  
56 Blakely Street, Cuthbert, GA 39840

Offered in Conjunction  
With  
Southland Realty Group  
Brad Gray - 850-545-1910

**DIRECTIONS TO PROPERTY:** From Cuthbert, Ga town square, travel west on US Hwy 82 for 1 9/10 miles. Turn left on Ga Hwy 266 and travel 1 2/10 miles. Turn right on Cotton Hill Road and travel 8 ½ miles. Turn right on Morris Station Road and travel 1 4/10 of a mile to the access road entrance on the right.



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

Selling From  
Barfield Law Firm  
56 Blakely Street,  
Cuthbert, Georgia 39840

- 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](http://www.barfieldauctions.com) and sign-up to receive e-mail notifications of upcoming auctions.

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**Broker Participation Welcomed Call for Details...**

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