



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
U.S. POSTAGE
PAID
Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Friday November 17th, 2023
1:00 P.M., E.S.T.

AUCTION SITE: Selling from Barfield Law Firm
56 Blakely Street
Cuthbert, Georgia 39840

DIRECTIONS TO PROPERTY: From Cuthbert, GA at the intersection of US Hwy 82 and US Hwy 27, travel east on GA Hwy 82 for 3/10 of a mile. Turn right on Lower Shellman Road and travel 9/10 of a mile. Turn right on District Line Road and travel 6 3/10 Miles. The property is located 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.

SURVEY: If property sells divided then 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



Friday, November 17th
1:00 P.M. E.S.T.

184± Total Acres

Prime Weekend Retreat

Offered Divided Or As A Whole

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
FRIDAY, NOVEMBER 17TH • 1:00 P.M. E.S.T.
184± TOTAL ACRES

**Loaded
with
Wildlife**

**Beautiful
Hardwood
Bottoms**

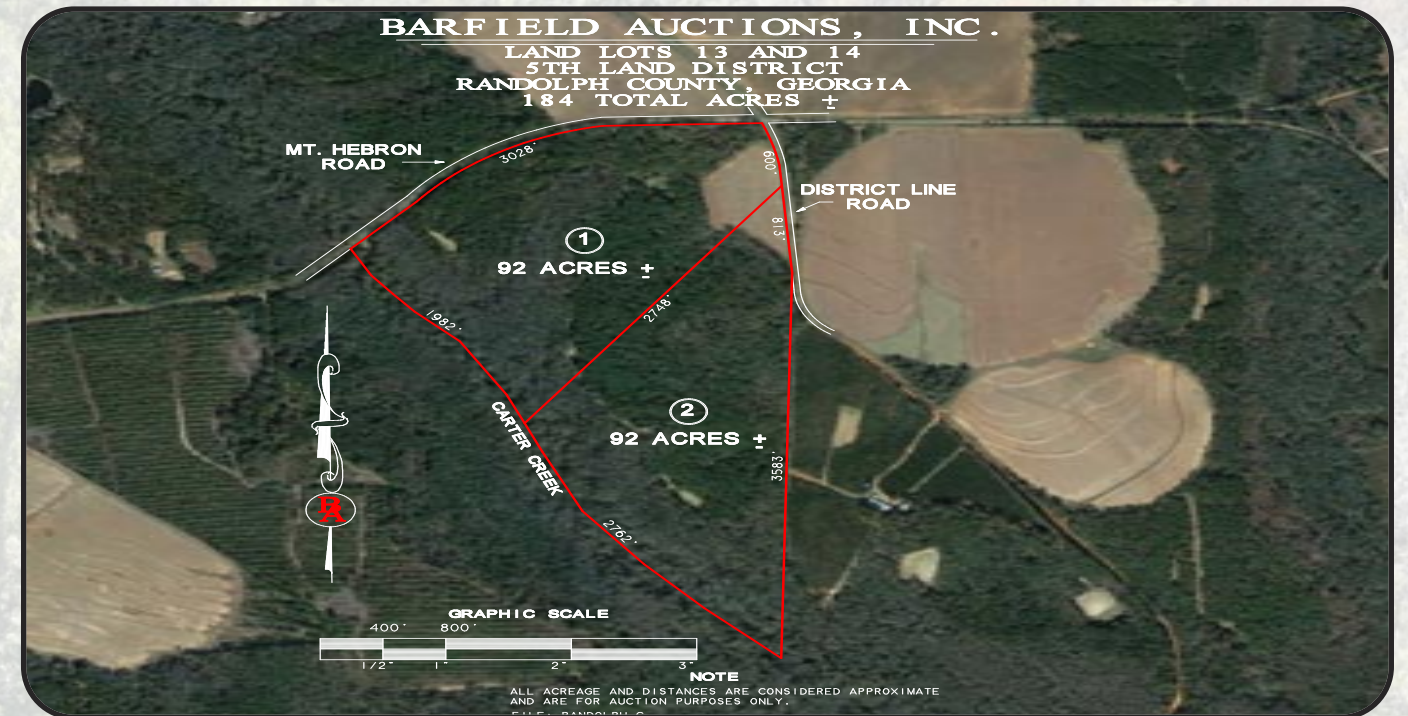
184± TOTAL ACRES **RANDOLPH COUNTY, GEORGIA**

- 184± Total Acres
- Extensive Carter Creek Frontage
- Loaded with Wildlife
- Established Road System
- Multiple Food Plots
- Paved and Dirt Road Frontage
- Prime Weekend Retreat
- Property Has Perpetual Conservation Easement (documents available upon Request)
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm
56 Blakely Street
Cuthbert, Georgia 39840

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



**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

**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 and sign-up to receive e-mail notifications of upcoming auctions.

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PRIME INVESTMENT OPPORTUNITY