



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: Saturday November 11th, 2023
10:00 A.M., E.S.T.

AUCTION SITE: Selling On Site.

DIRECTIONS TO PROPERTY #1: From Bainbridge, GA at the intersection of US Hwy 84 and US Hwy 27, travel north on US Hwy 27 for 3 9/10 miles. Turn right on Mt. Zion Church Road and travel 2/10 of a mile. The property is located on the right.

AUCTION SITE: Selling From Property #1

DIRECTIONS TO PROPERTY #2: From Bainbridge, GA at the intersection of US Hwy 84 and US Hwy 27, travel north on US Hwy 27 for 3 9/10 miles. Turn right on Mt. Zion Church Road and travel 3/10 of a mile. Turn Right on Manhole Road (Co Dirt Road) and travel 1 3/10 miles. Turn right on Pond Town Road and travel 1 2/10 miles. The property is located on the right.

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

REAL ESTATE AUCTION

DECATUR COUNTY, GEORGIA



Property #1



Property #1



Property #2



Property #2

REAL ESTATE AUCTION

DECATUR 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: Should Purchaser desire a survey, then 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.

Saturday, November 11th
10:00 A.M. E.S.T.

506± Total Acres

Excellent Investment Opportunity

Offered 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

DECATUR COUNTY, GEORGIA

SATURDAY, NOVEMBER 11TH • 10:00 A.M. E.S.T.

506± TOTAL ACRES

**Prime
Irrigated
Farmland**

**FSA Bases
Peanuts
Seed Cotton**

PROPERTY #1 118± TOTAL ACRES DECATUR COUNTY, GEORGIA

- 118± Total Acres
- 104± Irrigated Acres
- (2) Irrigation Pivots
- Irrigation Well
- All Electric
- FSA Bases
Corn - 37.04 Acres - 182 PLC Yield
Peanuts - 54.22 Acres - 5,338 PLC Yield
Seed Cotton - 16.81 Acres - 3,151 PLC Yield
- Offered As A Whole
- Selling On Site

DIRECTIONS TO PROPERTY: From Bainbridge, GA at the intersection of US Hwy 84 and US Hwy 27, travel north on US Hwy 27 for 3 9/10 miles. Turn right on Mt. Zion Church Road and travel 2/10 of a mile. The property is located on the right.

10% BUYERS PREMIUM



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

PROPERTY #2 388± TOTAL ACRES DECATUR COUNTY, GEORGIA

- 388± Total Acres
- 275± Irrigated Acres
- Excellent Investment Property
- (2) Irrigation Pivots
- (2) Irrigation Wells
- All Electric
- FSA Bases
Corn - 105.68 Acres - 182 PLC Yield
Peanuts - 154.68 Acres - 5,338 PLC Yield
Seed Cotton - 50.27 Acres - 3,151 PLC Yield
- Offered As A Whole
- Selling From Property #1

DIRECTIONS TO PROPERTY: From Bainbridge, GA at the intersection of US Hwy 84 and US Hwy 27, travel north on US Hwy 27 for 3 9/10 miles. Turn right on Mt. Zion Church Road and travel 3/10 of a mile. Turn Right on Manhole Road (Co Dirt Road) and travel 1 3/10 miles. Turn right on Pond Town Road and travel 1 2/10 miles. The property is located on the right.



- 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.

INVEST IN AMERICA...BUY LAND

PRIME INVESTMENT OPPORTUNITY