



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

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Valdosta, GA

AUCTION DATE AND TIME: Saturday, October 26, 2024
11:00 A.M., E.S.T.

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

DIRECTIONS TO PROPERTY: From Coleman, GA at the in-
tersection of GA Highway 266 and Dr. W.T. Rogers Road, travel
south on Dr. W.T. Rogers Road for 3/10 of a mile. Turn right on
Clubhouse Road and travel 2 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.

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.

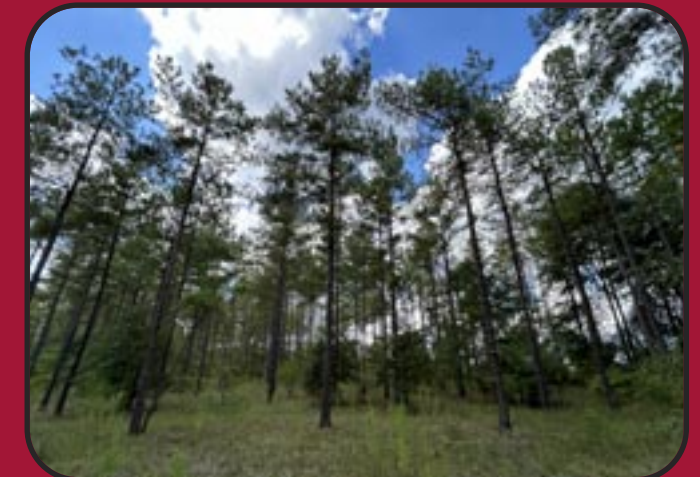
SURVEY: If property sells divided then property must be surveyed prior to closing by a licensed Georgia registered Surveyor. The Purchaser will pay the cost of the survey. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing.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



Saturday, October 26th
11:00 A.M. E.S.T.

162± Total Acres

Excellent Recreational Property
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

SATURDAY, OCTOBER 26TH • 11:00 A.M. E.S.T.

162± TOTAL ACRES

**Loaded
with
Wildlife**

**Beautiful
Hardwood
Bottoms**

162± TOTAL ACRES RANDOLPH COUNTY, GEORGIA

- 162± Total Acres
- Mature Pine Timber
- Beautiful Hardwood Bottom
- Loaded With Wildlife
- Established Road System
- Existing Food Plots
- Running Springs
- Prime Weekend Retreat
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm, Inc.
56 Blakely Street, Cuthbert, GA

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10% BUYERS PREMIUM



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

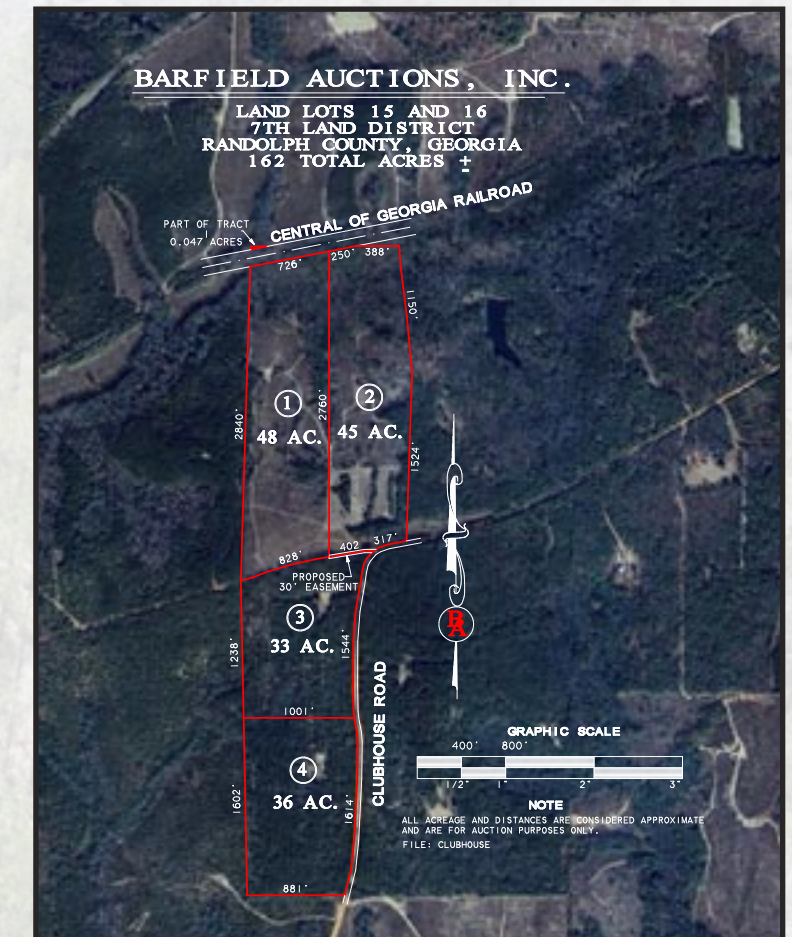
**Thinking of Selling Land,
Timber, or Equipment?**

CALL THE PROFESSIONALS AT
BARFIELD AUCTIONS, INC.
 FOR A FREE AUCTION CONSULTATION
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TO VIEW ADDITIONAL
 PICTURES VISIT US
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 CALL VINCE BARFIELD AT 1-229-679-2223
 FOR INFORMATION AND BROCHURES
 EMAIL: vince@barfieldauctions.com

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

Selling From
 Barfield Law Firm
 56 Blakely Street
 Cuthbert, GA 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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