



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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U.S. POSTAGE
PAID
Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Saturday, February 15, 2025
10:00 A.M., E.S.T.

AUCTION SITE: Selling On Site

DIRECTIONS TO PROPERTY: From Climax, Georgia at the intersection of US Highway 84 and Attapulgus Climax Road, travel south on Attapulgus Climax Road 2 4/10miles. Turn left on Lake Douglas Road and travel 1 mile. The property is on the right.

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

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: 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.

REAL ESTATE AUCTION

DECATUR COUNTY, GEORGIA



Saturday, February 15th
10:00 A.M. E.S.T.

185± Total Acres

Excellent Investment Property

Prime Farm Land

www.barfieldauctions.com



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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, FEBRUARY 15TH • 10:00 A.M. E.S.T.

185± TOTAL ACRES

Prime
Farm
Land

Fenced
For
Cattle

185± TOTAL ACRES DECATUR COUNTY, GEORGIA

- 185± Total Acres
- 148± Acres Of Highly Productive Farm Land
- (3) Center Pivots & (1) Solid Set Gun
- Electric Irrigation Pump And Motor
- (1) Diesel John Deere Pumping Unit
- (3) Ponds
- Frontage On Yellow Water Branch
- Paved & Dirt County Road Frontage
- Fenced For Cattle
- Natural Timber / Great Hunting
- Offered As A Whole
- Selling On Site

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Offered As
A Whole

Three
Ponds

Thinking of Selling Land, Timber, or Equipment?

CALL THE PROFESSIONALS AT **BARFIELD AUCTIONS, INC.**

FOR A FREE AUCTION CONSULTATION **1-877-679-2223**

Call: Vince Barfield @ 229-679-2223

Cole Barfield @ 229-886-2117

or

Email: vince@barfieldauctions.com

For Information And Brochures

TO VIEW ADDITIONAL
PICTURES VISIT US
ON THE INTERNET AT
www.barfieldauctions.com

CALL VINCE BARFIELD AT 1-229-679-2223

FOR INFORMATION AND BROCHURES

EMAIL: vince@barfieldauctions.com

- 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.

Selling On Site

INVEST IN AMERICA...BUY LAND

PRIME INVESTMENT OPPORTUNITY