



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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Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Saturday November 17, 2018
10:00 A.M., E.S.T.

AUCTION SITE: Selling on site.

DIRECTIONS TO PROPERTY: From Hawkinsville, Georgia at the intersection of US Hwy 341 and GA Hwy 230, travel south on GA Hwy 230 for 11 miles. The property is on both sides of the road.

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

REAL ESTATE AUCTION

PULASKI 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. Purchaser to 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 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.

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.

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 for inspection begins November 7, 2018 and ends November 16, 2018. All bidders must sign a waiver of the 10 day inspection period.

REAL ESTATE AUCTION

PULASKI COUNTY, GEORGIA



*Saturday, November 17th
10:00 A.M. E.S.T.*

S. JAMES HARDEN & MARGUERITE W. HARDEN

LIVING TRUST

PULASKI COUNTY, GEORGIA

348± Total Acres

Offered Divided Or As A Whole



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(229) 679-2223 • 1-877-679-2223

Vince Barfield

Auctioneer/Broker

GAL# 2663, AAL #5018

FLAL #AB2863 - FLAL #AU3959



REAL ESTATE AUCTION

PULASKI COUNTY, GEORGIA

SATURDAY, NOVEMBER 17TH • 10:00 A.M. E.S.T. • S. James Harden & Marguerite W. Harden Living Trust

348± TOTAL ACRES

**Income
Producing
Property**

**Pecan
Grove**

**SATURDAY, NOVEMBER 17TH
348± TOTAL ACRES
PULASKI COUNTY, GEORGIA**

- 348± Total Acres
- Prime Dryland Farmland (Irrigation System Not Included)
- Pecan Grove
- Beautiful Pine & Hardwood Timber
- Paved Road Frontage
- Income Producing Property
- Beautiful Country Home Sites
- Excellent Investment Opportunity
- Offered Divided Or As A Whole
- Selling On Site

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**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

- 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.

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

Selling On Site

Call: Vince Barfield @ 229-679-2223
Cole Barfield @ 229-886-2117

or

Email: vince@barfieldauctions.com
For Information And Brochures

INVEST IN AMERICA...BUY REAL ESTATE

PRIME INVESTMENT PROPERTY