



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

AUCTION DATE AND TIME: Saturday September 16, 2017
10:00 A.M., E.S.T.

AUCTION SITE: Barfield Law Firm - 56 Blakely Street, Cuthbert, GA.

DIRECTIONS TO PROPERTY 1: From Cuthbert, GA at the intersection of US Hwy 27 and US Hwy 82, travel north on US Hwy 27 for 1 1/10 miles. Turn right on Benevolence Hwy (CR 156) and travel 7 1/2 miles. Turn right on Wilson Road (CR 104) and travel 1 1/10 miles to the access entrance on the right.

DIRECTIONS TO PROPERTY 2: From Fort Gaines, GA at the intersection of GA Hwy 39 and GA Hwy 266, travel east on GA Hwy 266 for 7/10 of a mile, veer right continuing on GA Hwy 266 and travel 3 9/10 miles. Turn left on Bethel Road and travel 4 2/10 miles. The property is on the right.

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

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REAL ESTATE AUCTION

CLAY AND RANDOLPH COUNTIES, GEORGIA



REAL ESTATE AUCTION

CLAY AND RANDOLPH COUNTIES, 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.

*Saturday, September 16th
10:00 A.M. E.S.T.*

**CLAY & RANDOLPH
COUNTIES, GEORGIA**

**354± Total Acres
Offered Divided Or As A Whole**

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

CLAY & RANDOLPH COUNTIES, GEORGIA

SATURDAY, SEPTEMBER 16TH • 10:00 A.M. E.S.T.

354± TOTAL ACRES

**Income
Producing
Property**

**Beautiful
Pond**

PROPERTY #1 SATURDAY, SEPTEMBER 16TH 241± TOTAL ACRES RANDOLPH COUNTY, GEORGIA

- 241± Total Acres
- Prime Farmland
- Excellent Investment Potential
- Great Recreational Property
- Income Producing Property
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm,
56 Blakely Street, Cuthbert, GA.

DIRECTIONS TO PROPERTY: From Cuthbert, GA at the intersection of US Hwy 27 and US Hwy 82, travel north on US Hwy 27 for 11/10 miles. Turn right on Benevolence Hwy (CR 156) and travel 7 1/2 miles. Turn right on Wilson Road (CR 104) and travel 11/10 miles to the access entrance 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.



PROPERTY #2 SATURDAY, SEPTEMBER 16TH 113± TOTAL ACRES CLAY COUNTY, GEORGIA

- 113± Total Acres
- Beautiful Pond & Home sites
- Running Stream
- Loaded With Wildlife
- Mature Hardwood & Pine Mix Timber
- Offered Divided Or As A Whole
- Selling From Barfield Law Firm,
56 Blakely Street, Cuthbert, GA.

DIRECTIONS TO PROPERTY: From Fort Gaines, GA at the intersection of GA Hwy 39 and GA Hwy 266, travel east on GA Hwy 266 for 7/10 of a mile, veer right continuing on GA Hwy 266 and travel 39/10 miles. Turn left on Bethel Road and travel 42/10 miles. The property is on the right.



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