



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
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PAID
Permit 125
Valdosta, GA

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

AUCTION SITE: Both properties will be sold from property #2.

DIRECTIONS TO PROPERTY #1: From Eastman, Georgia, at the intersection of GA Hwy 46 and GA Hwy 117, travel east on GA Hwy 46 (Soperton Hwy) for 4 9/10 miles. Turn right on Reedy Branch Road (CR 200) and travel 7/10 of a mile. Turn right on the easement access road and travel 2/10 of a mile to the property.

DIRECTIONS TO PROPERTY #2: From Eastman, Georgia, at the intersection of GA Hwy 46 and GA Hwy 117, travel East on GA Hwy 46 (Soperton Hwy) for 6 9/10 miles. The property is on the right.

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

REAL ESTATE AUCTION

DODGE COUNTY (EASTMAN), 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 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.

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.

REAL ESTATE AUCTION

DODGE COUNTY (EASTMAN), GEORGIA



Property #1



Property #1



Property #2



Property #2

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

2 PROPERTIES
DODGE COUNTY (EASTMAN), GEORGIA

131± Total Acres
Each Property 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

DODGE COUNTY (EASTMAN), GEORGIA

SATURDAY, FEBRUARY 17TH • 10:00 A.M. E.S.T.

131± TOTAL ACRES

Great
Investment
Property

Hunting and
Recreational
Property

PROPERTY #1 SATURDAY, FEBRUARY 17TH 105± TOTAL ACRES DODGE COUNTY, GEORGIA

- 105± Total Acres
- Planted Longleaf Pines
- Loaded With Wildlife
- Great Investment Property
- Offered As A Whole
- Selling From Property #2

DIRECTIONS TO PROPERTY #1: From Eastman, Georgia, at the intersection of GA Hwy 46 and GA Hwy 117, travel east on GA Hwy 46 (Soperton Hwy) for 4 9/10 miles. Turn right on Reedy Branch Road (CR 200) and travel 7/10 of a mile. Turn right on the easement access road and travel 2/10 of a mile to the property.

Selling From Property #2

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



PROPERTY #2 SATURDAY, FEBRUARY 17TH 26± TOTAL ACRES DODGE COUNTY, GEORGIA

- 26± Total Acres
- Planted Longleaf Pines
- Creek Frontage
- Paved Road Frontage
- Offered As A Whole
- Selling On Site

DIRECTIONS TO PROPERTY #2: From Eastman, Georgia, at the intersection of GA Hwy 46 and GA Hwy 117, travel East on GA Hwy 46 (Soperton Hwy) for 6 9/10 miles. The property is on the right.

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



**OFFERED AS A WHOLE
SELLING ON SITE**

- 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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EXCELLENT HUNTING PROPERTY