



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
U.S. POSTAGE
PAID
Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Saturday July 14, 2018
10:00 A.M., E.S.T.

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

DIRECTIONS TO PROPERTY 1 : From Preston, GA at the intersection of GA Hwy 41 and US Hwy 280, travel west on US Hwy 280 for 2 7/10 miles. Turn right on Sears Road and travel 1 9/10 miles, the property is on the right.

DIRECTIONS TO PROPERTY 2 : From Cuthbert, GA town square travel west on US Hwy 82 for 8/10 of a mile. Turn left on Barfield Street for 4/10 of a mile. Turn right on the access road and travel 2/10 of a mile to the property.

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

REAL ESTATE AUCTION

RANDOLPH AND WEBSTER COUNTIES, GEORGIA



Property #1



Property #1



Property #2



Property #2

REAL ESTATE AUCTION

RANDOLPH AND WEBSTER 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 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 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.

PROPERTY #1 CONSERVATION EASEMENTS: There is currently an existing perpetual easements located on the property. This property shall be sold subject to the conditions and retrictions of the perpetual easement. Easement related material is available upon requests.

Saturday, July 14th
10:00 A.M. E.S.T.

2 Properties
330± Total Acres

Prime Investment Property
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

RANDOLPH AND WEBSTER COUNTIES, GEORGIA

SATURDAY, JULY 14TH • 10:00 A.M. E.S.T.

330± TOTAL ACRES

Great
Investment
Property

Beautiful
Planted
Pines

PROPERTY #1

SATURDAY, JULY 14TH

273± TOTAL ACRES

WEBSTER COUNTY, GEORGIA

- 273± Total Acres
- Webster County, Georgia
- Mature Planted Pines
- Loaded With Wildlife
- Kinchafoonee Creek Frontage
- Great Investment Property
- Beautiful Country Homesite
- Selling As A Whole
- Selling From Barfield Law Firm
56 Blakely Street, Cuthbert, Georgia 39840
- Property Selling Subject To Conditions Of
Conservation Easements. Easement
Material To Be Provided Upon Request

DIRECTIONS TO PROPERTY #1: From Preston, GA at the intersection of GA Hwy 41 and US Hwy 280, travel west on US Hwy 280 for 2 7/10 miles. Turn right on Sears Road and travel 1 9/10 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



PROPERTY #2

SATURDAY, JULY 14TH

57± TOTAL ACRES

RANDOLPH COUNTY, GEORGIA

- 57± Total Acres
- Randolph County, Georgia
- Mature Hardwood & Pine Mix Timber
- Great Mini Farm
- Beautiful Recreation Property
- Ideal Weekend Retreat
- Selling As A Whole
- Selling From Barfield Law Firm
56 Blakely Street, Cuthbert, Georgia 39840
- Gate Access Code Is 7777 On The Red Lock

DIRECTIONS TO PROPERTY #2: From Cuthbert, GA town square travel West on US Hwy 82 for 8/10 of a mile. Turn left on Barfield Street for 4/10 of a mile. Turn right on the access road and travel 2/10 of a mile to the property.



- 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.

INVEST IN AMERICA...BUY REAL ESTATE

EXCELLENT HUNTING PROPERTY