

AUCTIONS OF THE SOUTH, LLC
 Florida / Georgia / Alabama
 Co #2416 # 66330 # 154

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Thomasville, Georgia
 The City of Roses!

Directions: From the intersection of US Hwy 84 and Pinetree Blvd., turn South on Pinetree Blvd. and travel approximately 1/4 mile to property on the right.

Look for auction signs!

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Prime Commercial Property AUCTION

**771 East Pinetree Blvd.
 Thomasville (Thomas County), Georgia**

Saturday, May 19th – 10:00 a.m.



Approx. 9.41 ± Acres
 (offered in 3 parcels, combos, and as a whole)
 Zoned C-1

For More Information Call
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Auctions of the South, LLC
 Real Estate & Auctions

Georgia, Florida, & Alabama
 GA: 66330 / FL: 3416 / AL: 154
 Proudly Selling the Southeast Since 1983!

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Prime Commercial Property AUCTION

Inspection - Sunday, May 6th • 2:00 - 4:00 p.m.



9.41 ± Acres (Offered in 3 Parcels, combos and as a whole.) Lot dimensions are approximately 600'x680'.

There is a home of approximately 2272 ± Sq Ft with 3 BR, 2 B located on the property, along with a semi-detached Mother-in-suite/Game Room, etc. and Barn/Workshop.

Terms

Real Estate

10% Buyers Premium added to final high bid to arrive at contract price. Sign Real Estate Contract and leave 15% down day of Auction as Earnest Money binder . Binder may be Company or Personal Check.

Personal Property

10% Buyers Premium and 7% Sales Tax. (Dealers bring copy of your Tax Exemption Certificate or number) Cash, Good Check, or Credit Cards (with 3% convenience fee) Items must be paid for and removed day of auction.

Location, Location, Location!

Don't miss this opportunity to own one of the most desirable commercial tracts in Thomas County! Located in a fast developing commercial area with easy access to US Hwy 19 (North/South) and US Hwy 84 (East/West) corridors. The highest and best use for the property is Medical Bldg (only 5 minutes to Archbold Hosp) or Veterinarian practices ., Churches, Mobile Home Parks, Etc. With over 9 acres available, there is ample room for most commercial and Professional activities! This is a Blue Ribbon property in Thomasville, GA, nationally and internationally known as "The City of Roses"!

Plus: Antique furniture, tools, cast iron frying pans, china, glass and other items!

Will Sell Immediately Following the Real Estate



Buyers Note: Prior to the auction, all purchasers should examine the property and all surrounding documentation carefully as each bidder is responsible for evaluating the property and shall not rely on the Seller or Auctioneer. Seller and Auctioneer are assuming that the bidders have inspected the real estate and are satisfied and accept the property "AS IS - WHERE IS" and without warranties expressed or implied. Personal onsite inspection of each property is recommended. The failure of any bidder (offeror) to inspect or to be fully informed as to the condition of all or any portion of the properties offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid, offer or earnest money (deposit money) after its opening or tender. All information was obtained from sources deemed to be reliable. Although every precaution has been taken to insure accuracy, United Country Auctions of the South, LLC, sales managers and all their agents, the Sellers and all their agents will not be responsible for any errors or omissions herein. Announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer. SOME PROPERTIES OR ITEMS MAY BE ADDED TO OR DELETED FROM AUCTION.