

RANDOLPH COUNTY FARM AUCTION



ESTATE OF W.O. AND MARION CLOUD FARM NEVER BEFORE OFFERED FOR SALE!

819 Acres of Cropland, Timberland & Home on a 15 Acre Lake
to be Offered in 8 Tracts, Combinations, and as a Whole

SATURDAY, JANUARY 31, 2015 AT 1:00 P.M.



1740 W. Gordon St.
Valdosta, GA 31602
G.A.L. #C1409 • F.A.L. #AB290

1-800-334-9724

www.professionalauctioneer.com



10% Buyer's Premium
Sale Conducted At: RANDOLPH COUNTRY CLUB

175 North Street, Cuthbert, GA

Julian Cloud, Auctioneer

For Additional Information Please Call:

229-242-5412 OR 800-334-9724



819 ACRES FARMLAND, TIMBERLAND, PONDS & LAKES,

4 BEDROOM HOME AND
HOMESITES

W.O. AND MARION CLOUD ESTATE

NEVER BEFORE OFFERED FOR SALE!



Inspection: ATTENTION! There Will Be Deer Hunting On The Property Until January 15. *Please Inspect The Land Only Between 10:00 AM and 4:00 PM Each Day Until January 15.* Afterwards, You May Inspect Anytime At Your Convenience Or Call The Auction Company For An Appointment. The Two Houses Are Shown By Appointment Only.

Open House: Auction Company Personnel Will Be On The Property Sunday, January 18 & Sunday, January 25 from 2:00 To 5:00 PM At The House Located On Tract #4 To Answer Your Questions.



- Only 1 ½ Miles From Intersection Of US 27 Cuthbert Bypass On Both Sides of Benevolence/Richland Road
- 241 Acres In Cultivation With More Acres Reclaimable. Good Soil Types
- Wheat and Grain Sorghum Crop Bases
- 198 Acres In Planted Pines, 90 Acres In Cutover And 272 Acres In Natural Woods
- 3 Spring fed Ponds – 15 Acres, 1.7 Acres and 1.3 Acres.
- Large Pond Is Fed By 3 Creeks.
- 2,180 Sq Ft Brick & Frame Home Overlooking The Large Pond. It Has A Family Room w/Fireplace, Dining Area, Kitchen w/Jenn-Air, Thermador & Maytag Appliances, Carpet Over Hardwood & Terrazzo Floors, 4 Bedrooms, 2 ½ Baths, Central Heat & Air.
- Guest House – Partially Complete. 3 Bedrooms, 2 Baths, 1,300 Sq Ft. Suffered Water Damage From Bursted Pipes. Needs Inside Remodel.
- Outstanding Deer, Turkey, Duck & Wild Hog Hunting. All Ponds Are Stocked w/ Bass, Bream & Speckle Perch.

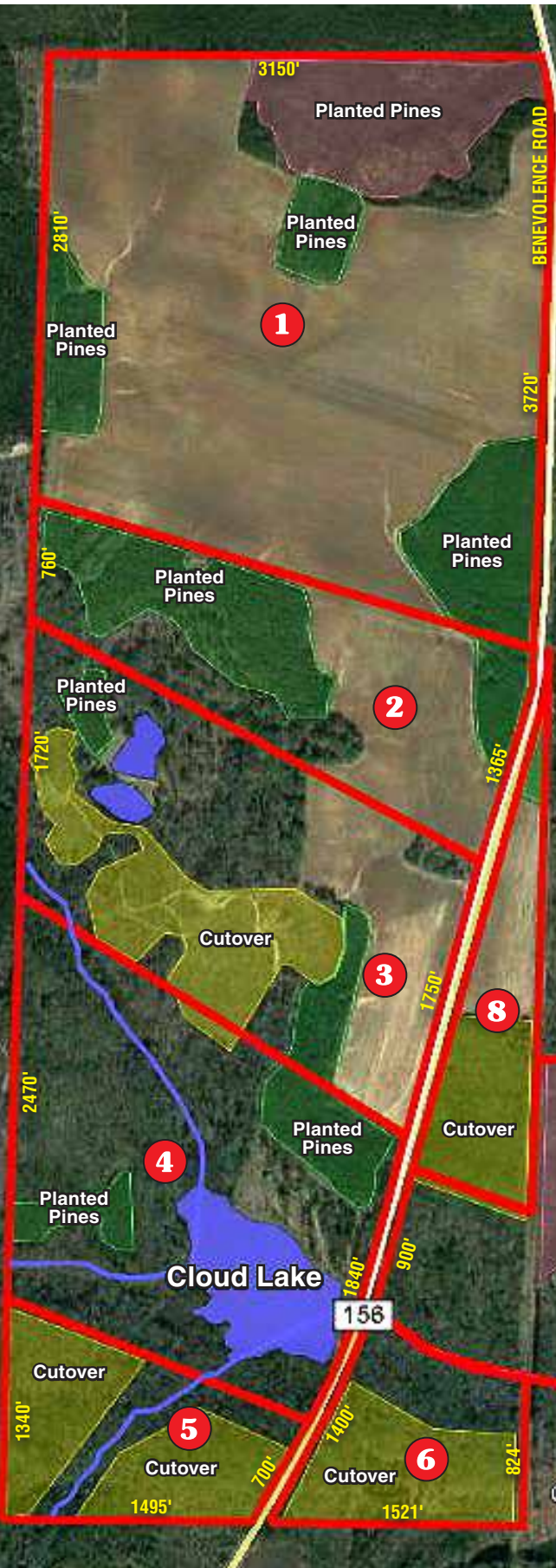
A Sportsman Paradise!

- 2013 Real Estate Taxes = \$15,765
- To Be Offered Divided Into 8 Tract Ranging In Size From 30 Acres Up To 237 Acres. **Buy One Tract, Buy Several Tracts Or Buy The Entire Farm!**

**819 ACRES FRONTING NEARLY 2 MILES ON THE BENEVOLENCE/ RICHLAND ROAD
GOOD CROPLAND & HUNTING & RECREATIONAL PROPERTY - ONLY 3 MILES FROM CUTHBERT**

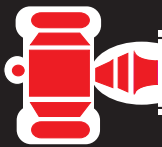
LOCATION MAP

Directions To Property: From The Intersection Of Hwy 60 & The US 27 Cuthbert Bypass, Go North On Bypass To The Benevolence/ Richland Road Sign, Go Right 1.5 Miles To Farm.



<u>Tract</u>	<u>Acres</u>
1	237
2	79
3	110
4	114
5	40
6	32
7	177
8	30

SATURDAY, JANUARY 31, 2015 AT 1:00 P.M.
SALE SITE: RANDOLPH COUNTRY CLUB, 175 NORTH STREET, CUTHBERT, GA



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AUCTIONEERS, INC.**



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Visit our website at:

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e-mail: info@professionalauctioneer.com

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Time sensitive material.
Please deliver promptly.

RANDOLPH COUNTY FARM AUCTION

819 ACRE PRIME FARM

1 1/2 miles from Cuthbert US 27 Bypass

Offered Divided into 8 Tracts

**SATURDAY,
JANUARY 31, 2015
1:00 P.M.**

**SALE SITE: RANDOLPH COUNTRY CLUB
10% Buyer's Premium**

Randolph County Farm Auction

Saturday, January 31, 2015 at 1:00 PM

Sale Site: Randolph Country Club, 175 North Street, Cuthbert, GA

Real Estate Terms & Conditions

Auction Sale Site: Randolph Country Club, 175 North Street, Cuthbert, GA.

Bidder Registration: You should arrive at the sale site 30 minutes before Auction time to register and get a Bidder's Number and a Property Information Package. In order to register, you must show a valid driver's license or an acceptable picture ID along with a blank personal or company check.

Procedure: The property will be offered in individual tracts or as a total bid. Bids on individual tracts, tract combinations, and the total property may compete. The property will be sold in the manner resulting in the highest total sales price. All successful bidders will sign a purchase agreement at the Auction Site immediately following the close of the Auction.

Down Payment: 10% of the contract price on day of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the high bid to arrive at the contract price. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if

needed, and are capable of paying cash at closing.

Broker Participation Invited: A brokerage fee equal to 10% of the buyer's premium will be paid to the broker whose prospect successfully bids and closes the property. To be eligible, you must register your prospect in writing on our **Broker Registration Form** prior to the day of sale and attend the sale with the prospect. Brokers as principals are excluded.

Note: All information contained in this brochure and all related materials are subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors and omission is assumed by the seller or their agents. Said information is also subject to the terms and conditions outlined in the agreement to purchase.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE, EXCEPT THE PURCHASE AGREEMENT. THE PROPERTY IS BEING SOLD ON AN

"AS IS, WHERE IS" BASIS. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, CONCERNING THE PROPERTY IS MADE BY THE SELLER OR THE AUCTION COMPANY. ALL ACREAGE FIGURES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON AN ACTUAL FIELD SURVEY. WOODEN STAKES OR FLAGS ARE PLACED BY THE AUCTIONEER FOR GENERAL LOCATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS PRECISE PROPERTY CORNERS.

Property Inspection: Each potential bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with Auction Personnel; please feel free to inspect any other time. Also, tracts are marked with orange surveying stakes along roadways and there are auction tract signs for your convenience.

Agency: Professional Auctioneers, Inc. and its representatives are Exclusive Agents of the seller.