



Troup County, Georgia **ONLINE AUCTION**

Bidding Ends

September 22nd @ 2 p.m. EST LODGE AND EVENT CENTER



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



Invest In America...
Buy Land!

Contact Barfield Auctions, Inc.
For Complete Details
229-679-2223
vince@barfieldauctions.com

Troup County, Georgia

7,558± Sq. Ft. Lodge And Event Center



ONLINE AUCTION

BIDDING ENDS

TUESDAY, SEPTEMBER 22ND

@ 2:00 P.M. EST

536 BUTTS MILL ROAD

PINE MOUNTAIN, GEORGIA

TROUP COUNTY, GEORGIA

- 18± TOTAL ACRES
- 7,558± Sq Ft Lodge And Event Center
- 2,128± Sq. Ft. House
- Beautiful Pond
- Excellent Investment Opportunity
- Prime Development Opportunity
- Short Distance To Callaway Gardens, Pine Mountain, LaGrange And Columbus, GA
- Offered As A Whole

* CONDITIONS OF THE AUCTION *

BIDDER REGISTRATION AND REGISTRATION: For verification purposes, a credit card is required in order to register for this auction. Upon registering, an authorization charge of \$1,000.00 will be charged against the credit card used for registration. This authorization is not a permanent charge placed on your card, it is only a pre-authorization used to verify identity of our bidders and the availability of funds on the credit card used for registration. Please be advised that Barfield Auctions Inc. has no control over the length of time the verification charge remains on your card, that is at the sole discretion of your credit card company. Also, please be aware that registering for multiple auctions could incur multiple verification charges; and in some instances, multiple verification charges may result in a fraud alert being sent to the card holder. Barfield Auctions, Inc. reserves the right to reject or accept bidder registrations at its sole discretion.

SCHEDULED AUCTION END TIMES: The Auction is scheduled to end at the published end time, subject to auto-extend bidding. Each time a bid is placed on any property included in this auction, with the clock showing less than 5 minutes, the clock will reset to 5 minutes for the entire auction. In the event the auto-extend time needs to be reduced, Barfield Auctions Inc. reserves the right to adjust the auto-extend, as needed.

TERMS: The successful purchasers will be required to sign the seller's real estate purchase agreement within 24 hours of the bid ending and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the date of auction at which time the purchaser will pay the balance of the purchase price. A 10% buyer's premium will be added to all purchases to arrive at a contract price. For example, if your final bid is \$100,000, 10% (\$10,000) will be added, resulting in a final contract price of \$110,000.

The information contained on this page 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. Your complete inspection of the property and pertinent documents is recommended. Announcements take precedence over all printed materials, except for the fully executed purchase agreement and subsequent conveyance/closing documents. Conduct of the auction and increments of bidding are at the discretion of the auctioneer.

Barfield Auctions Inc reserves the right to remove or reject the bids or biddings privileges of a bidder. All properties will be sold subject to the sellers reserving the right of confirmation within ninety-six (96) hours.

SURVEY: Should the Purchaser desire the property to be surveyed prior to closing, said cost of the survey will be at the expense of the Purchaser. The property shall be surveyed by a licensed Georgia registered surveyor. Barfield Auctions, Inc., will have the final approval of the selected surveyor.

AGENCY DISCLOSURE: Barfield Auctions, Inc., represents the seller in this transaction, not the purchaser, 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 and are being sold subject to final survey. They are not guaranteed by the seller or Barfield Auctions, Inc.

DISCLAIMER: The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. The buyer acknowledges he/she has inspected or had the opportunity to conduct inspections and chose not to inspect the property. Each bidder must conduct and rely solely on their own investigation and inspection and all information provided by advertising or online postings by Auctioneer/Broker and Seller are not guaranteed. Placing a bid will be considered as acceptance of the property in its AS-IS condition.

DEFAULT: In the event the winning bidder fails to submit the signed Purchase Contract and/or earnest money deposit as specified in the terms, the default bidder will be charged an administration fee of \$2,500.00 on the credit card provided at registration. Any and all administration fees are non-refundable.

DISCLOSURE: As detailed in Rule 55-10-.01 (3) of the Georgia Auctioneers Commission: Any auction sale is, without requirement of announcement at any time, presumed to be with reserve unless the property is in explicit terms put up as absolute auction. According to Rule 55-10-.01(4)(b) Barfield Auctions Inc and our seller(s) hereby give notice that bids may be made by the seller, or upon the seller's behalf, at any auction with reserve.

www.barfieldauctions.com