



Randolph County, Georgia

# Sealed Bid Auction

## Friday, September 29, 2023

### 9:30 EST

**18.26± SURVEYED ACRES**



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



All Bids Will Be Opened  
At  
Barfield Law Firm  
56 Blakely Street,  
Cuthbert, Georgia 39840

Contact Barfield Auctions, Inc.  
For Complete Bid Package

# Randolph County, Georgia Prime Investment Property



**FRIDAY SEPTEMBER 29, 2023  
9:30 A.M. EST  
18.26± SURVEYED ACRES  
RANDOLPH COUNTY, GEORGIA**

- Open Pasture Land
- Fenced
- Power Located On Property
- Frontage On US Hwy 82
- Beautiful Homesites
- Offered As A Whole
- All Bids Will Be Opened @ Barfield Law Firm, Inc. Located At 56 Blakely Street, Cuthbert, GA
- Contact Barfield Auctions, Inc. For Complete Bid Package

## **DIRECTIONS TO PROPERTY:**

From Cuthbert, GA at the intersection of US Hwy 82 and US Hwy 27, travel east on US Hwy 82 for 3 1/2 miles. The property is on the left.

## **\* CONDITIONS OF THE AUCTION \***

**REAL ESTATE TERMS:** In order for a bid to be considered a Bidder must turn in to Barfield Auctions, Inc. an Executed Purchase Contract, with Earnest Money equivalent to 15% of the total purchase price.

All Bids MUST be turned in to Barfield Auctions Inc. by 9:00 AM EST on Auction Day. Bids that are mailed to Barfield Auctions, Inc. must be received by Barfield Auctions, Inc. on or before September 28, 2023. Bids for all property will be opened at the same time at Barfield Law Firm Inc (56 Blakely Street, Cuthbert, Ga) on September 29, 2023 @ 9:30 AM EST. ONLY CERTIFIED BIDDERS MAY ATTEND THE OPENING OF THE BIDS. A Certified Bidder consists of turning in a fully Executed Purchase Contract with Certified Funds.

Sale will close within thirty (30) days after the date of confirmation at which time the purchaser will pay the balance of the purchase price

**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 bidding. The property will be sold subject to Sellers confirmation by Wednesday, October 4, 2023 @ 5:00 PM EST.

**SURVEY:** The Purchaser shall have the option to purchase off the existing survey or should the Purchaser desire a new survey, 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 and are being sold subject to final survey. They are not guaranteed by the seller or Barfield Auctions, Inc.

***www.barfieldauctions.com***