



Auctioneer's Note:

Seldom does one have the opportunity to purchase property that has these amenities. Hunting. Close to every thing - only minutes from Columbus and less than 2 hours from Atlanta International Airport. Six parcels have beautiful building sites with county water. Only a couple of years and the pines will need their first thinning. Pastures for horses and cattle, or plant dove fields; your choice.

Roads throughout the property are being bladed and opened up, the pastures are freshly mowed, AgSouth Bank and Peoples Bank of Talbotton are awaiting your call to preapprove you for financing. Surveyor will start Monday the day after the auction to complete the survey. As all the acreages are estimated until survey is finished, you only pay for the final survey acreages; we anticipate little change. *Anything else you need for us to do for you? CALL!*

Connect to our web site www.theauctionway.com for additional information, such as the terms and conditions of auction, plat, photos of the entire parcel, aerial, sale order, and how property is selling... *it's all there.*



The Auction Way Company

Gerald A Bowie . Mark Bowie & Associates

P. O. Box 1663 . LaGrange, GA 30240

800.482.0775

www.theauctionway.com

CUTTING-EDGE REALTORS & AUCTIONEERS WITH WEB-BASED TECHNOLOGY

Buyers are responsible for their own final due diligence. Information in this brochure or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed.



The Auction Way Company
Gerald A. Bowie, Auctioneer (Aulic# 177) - 706.302.0302 cell
G. Mark Bowie, Auctioneer (Aulic# 1045) - 706.302.6302 cell
PO Box 1663 . LaGrange, GA 30240 . 706.884.3062 office . 706.884.3064 fax



SALE SCHEDULE: Auction day and time, Saturday, September 26th, at 10:30 a.m.
SALE SITE: On the property, under the auction tent, rain or shine.
LOCATION: Geneva (Talbot County), Georgia.
DIRECTIONS: From Geneva, 1.5 miles north on Hwy. 80, turn left on Shipp Road, go .8 tenths of a mile to property. From Talbotton, go south on Hwy. 80 for 1.5 miles turn right on Shipp Road, go 8 tenths of a mile to property. From Columbus, (intersection of J.R. Allen Parkway and Manchester Expressway) go east on Hwy. 80 for 1.9 miles, turn left on Teal Road, go 1.9 miles to the property.
INSPECTION: Any time by appointment, property is open. You may drive by and over at your convenience, or at the open houses. Bring your own ATV or we will take you the property on ours.
OPEN HOUSES: Sunday, September 13th and 20th, from 2:30 p.m. to 5:30 p.m.
APPOINTMENTS: Call 800-482-0775.
TERMS: ALL PROPERTIES SELL SUBJECT TO THE SELLER'S CONFIRMATION.
Ten (10) percent earnest money deposit due auction day, your good check is ok, balance due at closing, with no financing or any other contingencies. See more complete terms in catalog or online.
CLOSING DATE AND POSSESSION: This sale will be consummated on or before October 27. Possession will be given at closing.
BUYER'S PREMIUM: A ten (10) percent buyer's premium will be added to final bid.
SURVEY: A current survey for the buyers at a cost of \$17.00 per acre added to the purchase sales agreement. Survey will be completed after the auction to reflect how the parcels sell.
TITLE INSURANCE: At the buyer's option and expense.
FINANCING: There are two lending institutions that know the property and would like your business. Please call them direct to get prequalified. AgSouth Farm Credit, Mr. Russ Stewart at 706-672-4285 or rsstewart@agsouthfc.com and The Peoples Bank of Talbotton, Mr. Henry Persons at 706-665-8551.
NOTICE: Contact the auctioneers or the web site for more and other important information.
BROKER/AUCTIONEER: Gerald A. Bowie, Ga. Lic. # 177.

AS A BUYER YOU SHOULD KNOW
706.884.3062
www.theauctionway.com

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FIRST CLASS MAIL
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LaGrange, GA 30240



Offered as
Seven Parcels or
As A Whole



SELLING
361.8 +/- Acres
RAIN or SHINE

Saturday, September 26th at 10:30 a.m.

Sells on Property in Talbot County, GA

Good Roads • Open • Wooded • Creeks • Lake Sites • Pastures
Planted Pines • Natural Hardwoods • Hunting



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LAND AUCTION



**SELLING
361.8+/- Acres
RAIN or SHINE**

**Saturday, September 26th at 10:30 a.m.
Sells on Property in Talbot County, GA**

Good Roads · Open · Wooded · Creeks · Lake Sites · Planted Pines · Natural Hardwoods · Hunting

From Talbotton- go south on Hwy. 80 for 6 miles, turn right (west) on Shipp Road, go .8 tenths of a mile to property.

From Geneva- go north on Hwy. 80 for 1.5 miles, turn left (west) on Shipp Road, go .8 tenths of a mile to property.

From Columbus- (intersection of Manchester Expressway & JR Allen Parkway), go east on Hwy. 80 for 18 miles, turn left on Teal Road, go 1.9 miles to property.

Note: Acreages listed are as close as can be estimated without the final survey. You will pay for the actual acreage after the survey; acreage may be more or less than listed. All bids will be so much per acre. We anticipate little change in acreage.

Parcel 1: 6.23 Acres: 428' frontage on Shipp Road, home site, all open with beautiful pasture, fenced two sides, and county water.

Parcel 2: 8.85 Acres: 428' frontage on Shipp Road, home site, mostly open pasture with a few shade trees on the back side, fenced one side and county water.

Parcel 3: 9.58 Acres: 428' frontage on Shipp Road, home site, 33% open, 67% wooded, fenced one side and county water.

Parcel 4: 18 Acres: 844' frontage on Shipp Road, home site, 20% open, 80% wooded, planted pines and hardwoods. This parcel has pasture or a perfect site for a dove field, fenced two sides and county water.

Parcel 5: 34.23 Acres: 150' frontage on Teal Road, home site, 35% open, 65% wooded, planted pines and hardwoods. This parcel has pasture or a perfect site for a dove field, natural running stream and a lake site: an ideal hunting and future fishing parcel, and county water.

Parcel 6: 64.04 Acres: 100' frontage on Teal Road, home site, 98% wooded, the perfect hunting tract, open field for a dove field or pasture, planted pines, hardwoods, natural running stream, lake site and county water.

Parcel 7: 220.87 Acres: 100' frontage on Teal Road, hunting and timber tract, 100% wooded, planted pines and hardwoods, two natural running streams. If you have been looking for the perfect hunting and timber tract, this may be it.

Amenities:

Hunting, Deer & Turkey
County Water
Paved County Road Frontage,
except parcel 7
Several Flowing Streams

Two Lake Sites: parcel 5 & 6
Planted Pines
Natural Hardwoods
Good Roads
Throughout Property

Talbot County is known for *fine deer hunting, as good as Georgia offers.*
This farm has turkey as well.
The property has a clay base soil, not sand, as below the fall line soils.

Location & Distances:
Geneva: 2.3 mi/3 min
Talbotton: 6.3 mi/8 min
Columbus: 19 mi/20 min
Atlanta: 90 mi/1:55 min



**Parcel 7
220.87 ac**



**Parcel 6
64.04 ac**



**Parcel 5
34.23 ac**



**Parcel 4
18 ac**



**Parcel 3
9.58 ac**



**Parcel 2
8.85 ac**



**Parcel 1
6.23 ac**



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