

**ABSOLUTE AUCTION  
AS A BUYER YOU SHOULD KNOW**

**AUCTION SALE TIME:** Sunday, March 29<sup>th</sup>. At 3:00 P.M.

**PROPERTY LOCATION:** 528 Butts Mill Road; Pine Mountain (Troup County), Georgia.

**AUCTION PROPERTY DIRECTIONS:** From Pine Mountain, off US 27 north, take Butts Mill Road west 0.8 miles to Kimbell Road, property fronts Butts Mill and Kimbell Road.

**AUCTION SITE:** At Home/Lodge, 528 Butts Mill Road, 1 mile from highway 27 in Pine Mountain.

**Directions:** From I-185 exit take US 27 south, toward Pine Mountain, go 5.3 miles, turn right on Butts Mill Road, go 0.8 to property. From I-185 exit 35 take Ga. Hwy. 18 west to Pine Mountain, turn left on Hwy 27 north to Butts Mill Road, turn left, go 0.8 miles to the property.

**OPEN HOUSE/INSPECTION:** AT THE PROPERTY. **By appointment anytime**, March Wed 11<sup>th</sup>, Sat 14<sup>th</sup>, Wed. 18<sup>th</sup>, Wed. 25, Fri 27<sup>th</sup>, Sat. 28<sup>th</sup>. From 1 PM until 5 PM. Parcel 2 closed 3/21 & 22.

**BUYER'S PREMIUM:** Ten (10) percent Buyer's Premium will be added to the accepted bid to arrive at the total sales price.

**HOW PROPERTY SELLS: AT ABSOLUTE AUCTION.** The sale order and how offered is at the sole discretion of the auctioneer in charge.

**REGROUP:** Sells as individual parcels, then 1 through 8 will be totaled and 5% added for an opening bid as a whole.

**TERMS ON REAL ESTATE:** Ten (10) Percent earnest money deposit auction day. Your good check will be deposited into the escrow account of Thornton & Graham PC, 200 Church St., LaGrange, Ga. 706-884-2727. For more detail see Terms and Conditions in bid package on the website.

**REAL ESTATE CLOSING DATE AND POSSESSION:** Real Estate closing must occur on or within 30 days of the auction, by and at the office (or by mail) of Thornton & Graham PC, 200 Church St., LaGrange, Ga. 706-884-2727. Possession of real estate takes place at closing on the Property.

**ANNOUNCEMENTS:** From the auction box auction day will take precedence over any printed or spoken information.

**WEBSITE:** Visit our website for more complete and current information. Information is updated daily. Call with questions.

**Survey: Survey by Camp and Associates, 706-884-6066**

**CO-BROKERS:** Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-broker's agreement is available on website. This co-broker's agreement must be completed and turned in to auctioneers by 5:00 pm Saturday, March 28<sup>th</sup> at 5 P.M.

**FINANCING:** Ag-South 596 S Talbotton St., Greenville, Ga. 706-672-4285.

**NOTICE:** Prospective buyers should contact auction personnel for additional information. The catalog/due diligence package contains the terms and conditions, a copy of the purchase contract you will be required to sign and other valuable information. **It is important that you check the website and review the bid package.**

**AUCTIONEER:** G. A. Bowie, GaAucLic # 177

**INFORMATION / APPOINTMENTS**

**[www.theauctionway.com](http://www.theauctionway.com)**

**800.482.0775 (24/7)**

**THE AUCTION WAY COMPANY**

**LAGRANGE**

PO Box 1663 - 1667 Ste. A Whitesville Street

LaGrange, Georgia 30240

706-884-3062 Office

**REMAX RESULTS**

Joel Upchurch

833 New Franklin Road

LaGrange, Ga. 30240

706-523-1702 Cell

**SALE SITE PERSONNEL AND CELL PHONES:** Gerald Bowie 706.302.0302, Joel Upchurch 706-523-1702, Penny Bowie 770-328-1480, Morgan Marlowe 706-315-8260

*All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed. Announcements from the auction box take precedence over any prior written or oral information. Buyers are responsible for their final due diligence.*

**ABSOLUTE AUCTION  
AS A BUYER YOU SHOULD KNOW**