

Parcel 1

AUCTION

Sale and Property Located at
672 Meadow Lake Drive, Pine Mountain (Harris Co), GA
...just off I-185 Exit 30 - 1 Mile East

Saturday,
March 24th at 2:00 P.M.

4 Parcels Sell
Both Homes Sits on Lakes
plus Open & Wooded
Land
with Great Hunting

Parcel 2

Meadowlakes
Estate Land & Homes

ReMax
Results



833 New Franklin Road, LaGrange, GA 30241
Rob Upchurch 706/523-1702



The Auction Way Company

P.O. Box 1663 - LaGrange, GA 30240
Gerald A Bowie
Broker/Auctioneer GA LIC #177

Call 800.482.0775 or Visit www.theauctionway.com

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

AS A BUYER YOU NEED TO KNOW

SALE SCHEDULE: Saturday, March 24TH @ 2:00 P.M.

PROPERTY LOCATION: 672 Meadow Lake Drive; Pine Mountain (Harris County), Georgia

GPS ADDRESS: 672 Meadow Lake Drive, Pine Mountain, GA.

AUCTION SITE DIRECTIONS: From I-185 Exit 30 take Hopewell Road east for 1 mile, turn left on Meadow Lake Drive, go 1/2 mile to the end of road and the property.

INSPECTION: March 6, 8, 10, 13, 15, 17, 20, 22, and 23. Auction personnel will be on site from 1:00 to 5:00 p.m. Or contact us for a mutually convenient appointment any other time; call 800-482-0775 (24/7).

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales, for the contract's final total.

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will take your good check. Make check out to Thornton and Graham, 200 Church Street, LaGrange, GA. 30240.

HOW SELLING: Sells subject to owner's confirmation. The sale order and how offered is at the sole discretion of the auctioneer in charge. Changes made from the auction box will supersede any other information, printed or spoken.

SURVEY: A new survey has been completed, a fee of \$44.00 per acre in parcel purchased will be added to purchase contract, for survey in Buyer's name.

TERMS, CLOSING DATE AND POSSESSION: See Terms & Conditions on website or in bid package.

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 located on website. Co-broker's agreement must be completed and turned in to auctioneers by Friday, March 23rd at 5 P.M.

NOTICE: Prospective buyers should contact auction personnel for mutual appointments, and additional information. The website has the bid/due diligence package containing the terms and conditions, plats, a copy of the purchase contract you will be required to sign, photographs, videos and other valuable information. Auction personnel will also have this information on site. It is important that you check the website and review the bid package.

FINANCING: Ag-South Farm Credit, Greenville, Ga. 706/672-4285. Russ Stewart (cell) 706/977-9543.

WEBSITE: All auction information, including drone and virtual tour videos are posted on website www.theauctionway.com with current updates.

BROKER: ReMax Results, Rob Upchurch, 833 New Franklin Rd, LaGrange, GA 30240.
Cell 706-523-0014

BROKER/AUCTIONEER: Gerald A. Bowie, GaAuctLic# 177. Cell 706-302-0302.

AUCTIONEER: Gerald A. Bowie, Broker/Auctioneer GaAucLic #177

SALE SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706/315-8260, Penny Bowie 770/328-1480, Rob Upchurch 706/523-1702, Gerald 706-302-0302, Mark Bowie 706-302-6302

The Auction Way Company: 1607A Whitesville St. or P.O. Box 1663, LaGrange, GA 30240,
Office: 706/884/3062

INFORMATION / APPOINTMENTS:

theauctionway.com

800-482-0775 (24/7)

ReMax Results

robupchurch@hotmail.com

706-845-7000

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.

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

TERMS AND CONDITIONS

PARTIES: ReMax Results/RobUpChurch and The Auction Way Company/Gerald A. Bowie, Auctioneer/Broker GaAucLic# 177 of LaGrange, Georgia, herein after called Auctioneers. Seller/Owner is Chris and Laura Whitely of LaGrange, Ga.

REPRESENTATIVES: Auctioneers represent the Owners/Sellers by separate agreements.

DISPUTES: The auctioneer in charge will settle any disputes as to bids. Auctioneer's decision on such matters will be final.

ANNOUNCEMENTS: Announcements from the auction box will take precedence over the information received from any prior written or oral information.

RESTRICTIONS: Buyer will take title to any property purchased at the auction subject to: Any and all (i) zoning, easements, covenants, conditions, restrictions, leases, rights-of-way, reservations, and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the property; and (iii) all matters that are visible or may be apparent on the bid property itself.

LIABILITY: All persons who attend the auction do so at their own risk. Neither the Sellers nor Auctioneers nor any other person connected with the auction assume any liability, legal or otherwise, for any accident, which may occur. Auctioneers are acting as selling agent only.

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales, for the contract's final total.

SURVEY: A new survey has been completed, a fee of \$44.00 per acre in parcel purchased will be added to purchase contract, for survey in Buyer's name.

TERMS OF SALE: All Parcels sells subject to the seller's confirmation.

REAL ESTATE EARNEST MONEY: Ten (10) percent of total contract price as earnest money deposit is due the day of auction; we will take your good check, remaining balance in full due at closing. Escrow Deposits will be placed in the escrow account of Thornton and Graham, 200 Church Street, LaGrange, Ga. 30240.

CONTINGENCY: There is no contingency for financing, nor any other contingencies. Property is selling "as is" with no warranties, express or implied, except for good title and free of all liens.

CLOSING: On parcel 1 must occur on or within 30 days of auction and parcel 2, 3, and 4 must occur after parcel 1 closing and within 45 days of auction by and at the office of Thornton and Graham, 200 Church Street, La Grange, Ga. 30240.

TITLE INSURANCE: At the Buyer's expense.

POSSESSION: Possession of premises will be granted at the time of closing.

TAXES: to be prorated as of the closing date.

GUARANTEE: The property shall be auctioned and sold in its present "as is" condition, with all faults, and without any warranties or representations whatsoever except for a warranty of title in the deed from the Seller to each Buyer. The Warranty Deed from Seller to Buyer is to be executed by both Seller and Buyer, which deed shall specifically state that the bid property is accepted by Buyer in its present "as is" condition, with no warranties or representations whatsoever except for the warranty of title set forth in the deed.

SALES CONTRACT: A copy of the contract Buyer will be required to sign is located on our website or by request. This is a legal and binding document. Please review before bidding and be prepared to sign and have earnest money deposit of Ten (10) percent of contract total, we will take your good check, made out to Thornton and Graham the day of the auction.

ANNOUNCEMENTS: From the auction box, auction day, will take precedence over any printed information contained herein and/or any other forms of advertisements.

CONTRACT: The real estate terms stated herein will form a portion of the contract between the buyer and the seller and are binding on both.

ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WERE FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT INFORMATION IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR OWN FINAL DUE DILIGENCE.

INFORMATION / APPOINTMENTS:

theauctionway.com

800-482-0775 (24/7)

ReMax Results

robupchurch@hotmail.com

706-845-7000

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

INSPECTION / BIDDING

INSPECTION / VIEWING: Property may be viewed at open house or by appointments. Parcels are well marked, property is passable by your truck, or auto, or call for a private tour; auction personnel are available to assist you and answer any questions. Let us! If you prefer make an appointment and a staff member will take you on a private tour. Auction personnel will be at the property March 6, 8, 10, 13, 15, 17, 20, 22, and 23 from 1 p.m. to 5 p.m., other days and times by mutual appointments.

AUCTION DAY

Auction Site: will be open for your convenience and bidder registration from 11:00 a.m. until Auction Time. Updated information will be available and auction personnel will answer final auction questions before auction time. The auction will begin promptly at 2:00 p.m. and will end at approximately 3:00 p.m. Refreshments will be available.

BIDDING: This will be a **LIVE** auction with this sale order: parcel 1, then parcel 2, and choice or both parcels 3 and 4. Be prepared to place your best bid. Parcels will not be combined, each stands on it's own.

ABSENTEE BIDDING: If you cannot make the live auction and wish to make a bid, you may leave a bid with the auction company or arrange a phone call during the action to bid on the properties of your choice,

BE PREPARED: Be prepared to bid on the parcel or parcels of your choice. Be prepared to sign the contract located at web site or on request. Be prepared to write an earnest money deposit check in the amount of ten (10) percent of your accepted bid made out to Thornton and Graham Law Firm.

YOU SHOULD KNOW: "As a Buyer You Should Know" located on page 1. You should know "The Terms and Conditions" located on page 2. You should know the "Contract" you will be required to sign sale day, located at web site or on request.

MILEAGE CHART FROM MEADOW LAKES ESTATES

LAGRANGE	20
PINE MOUNTAIN	10
COLUMBUS	20
NEWNAN	45
ATLANTA AIRPORT	70

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

PARCEL 1

HOME ON 17 +/- Acres, including ½ of 6 +/- Acre Lake

Home is an impressive 12,282 +/- sq. ft. under roof as well as a multitude of covered porches and patios for entertaining. Designed by architect Jack Jenkins in Columbus, Georgia; master builder was Ben Parham known for building great estates. Built in 2007, with stucco and rock exterior, heavy shingle roof. No corners cut, no amenity overlooked - 20 rooms, 8 bedrooms, 7 full baths, 3 half baths, 5-car garages. Hardwood floors unless otherwise stated as carpet or tile, crown and baseboard custom trim throughout the home. Custom cabinets, granite or marble tops, and Kohler fixtures. Hinkley outdoor lights. Home recently examined and any needed repairs were made. Professionally painted inside and out, some new hardwood flooring and carpet, home is move-in ready; has not been lived in since these February 2018 updates. Cement drive, underground utilities, mature yards and landscaping, built overlooking a lake. A view to dream about completes this perfect home. County water, no sewage- has septic system.

FIRST FLOOR

FRONT DOOR: Impressive front porch and entrance, slate stone floor, six 16' columns; front goes from ground all the way to top floor roofline. Entrance into the home through massive arched 5' X 9.5' double doors with glass panes on each side, and ornate Hinkley lights by each door, overhead is very large window that matches the back window in the sitting room into a large foyer, ceiling goes up to ceiling of top floor (25+/- feet), tile floor, 2 coat closets, curved stairs to upstairs, hardwood treads, brass spindles and decorative inserts; balcony from upstairs hall overlooks the foyer, large chandelier. Small hall to the right connects to the master bedroom by double doors, and to office; hall to the left connects to the great room, straight ahead to sitting room.

MASTER BEDROOM: Enter by double wood door, also has double glass doors with glass panels on each side to outside balcony, which has patterned concrete floor and ornate railing and overlooks lake. Coffered ceiling, fan/light and recessed lighting, hardwood flooring. Master bath has tile floor, marble-top double vanities, and towel closet. Jacuzzi tub in center of floor with columns and marble top, large window overlooking lake. Walk-in shower has front and back wall jets, rain head, glass door and tiled walls. Two walk-in closets - Hers has carpet floor, custom cabinets, and center island 26" X 56", window overlooking lake, washer/dryer hookup, and a large wall mirror. His has custom cabinets with a chest of drawers, carpet floor, window overlooking front yard.

OFFICE: Built-in bookcases, large desk, arched 7' X 7' window overlooking the front yard, and 6 recessed lights.

GARAGE FOYER: Entrance from garage foyer has a coat closet, entrance to great room and stairs to downstairs.

GREAT ROOM: Hardwood floor, stacked stone fireplace, propane for gas logs, TV connection above mantel, built in bookshelves and cabinets; recessed lights, fan/light, arched doorways, stairs to upper and lower floors. 3 double doors and 1 glass door to upper outside covered patio, with a patterned concrete floor, 10 columns, 2 fan/lights, 6 recessed lights, gas grill hookup, circular metal stairs to ground. Rock wall and steps from upper floor to ground.

KITCHEN: Custom cabinets by Duquette Custom Cabinets with granite tops, front counter are 21'6" with a triple bowl Kohler sink, center island 41" X 89" with a wet bar copper oval sink. Back counter is 13' with a Viking Professional stainless 6-eye and flat grill gas stove with pot filler, tile backsplash, Dacor vent hood, double ovens. Additional built-in Viking Professional electric oven and a matching microwave oven. Sub Zero refrigerator freezer with double doors matching the custom cabinets, and a Bosh dishwasher. Recessed and chandelier lights, breakfast area with hanging chandelier. Connects to hall by an arched doorway that has a ½ bath, storage closet with a pocket door, coat/shoe closet with custom cabinets and a pocket door, also connects to the laundry room, tile floor, cabinets with washer and dryer hook-ups, deep laundry sink, connects to wet bar area. Wet bar connects to hall, has custom cabinets, oval bronze sink, on a 16' counter top, glass cabinet doors, recessed lights, closet, pocket door to laundry room, etched glass paneled door to dining room. Hall with 4 windows, 2 closets, paneled below chair rail and sheetrock above, connects to 2 car garage and outside back door, also stairs with hardwood treads and sconce wall lighting to upper floor.

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

DINING ROOM: Hardwood floors, framed arch entrance with columns connects to hall, double glass doors with panels on each side, connects to patio. Half bath with custom antique vanity with alabaster bowl, recessed light. Arched doorway between great room and the sitting room.

SITTING ROOM: Three arched entrances from great room and the front foyer with step downs to recessed floor, fireplace with molded hearth with mantel, and gas logs; high ceiling to top of upstairs floor (25+/- feet). Balcony from top floor overlooks sitting room, a large window overlooks the lake, top window matches window over the front door. New hardwood floor. Recessed and wall shadow sconce lighting at the ceiling.

SECOND FLOOR

UPSTAIRS: Entrance from front foyer by curved stairs with hardwood treads to a hall with carpet that connects all bedrooms. Additional entrance from back stairs from great room hall.

SW BEDROOM: Carpet, double windows overlooking front yard, fan/light. Bath, tile floor, single vanity, light over mirror, tub, toilet room. Dressing room with counter between bathroom and walk-in closet has light fixture, carpet, built-in cabinets, also an entrance into the small adjoining sitting room.

SE BEDROOM: Carpet, double windows overlooking lake, fan/light. Bathroom has tile floor, tub/shower, single vanity, walk-in closet, fluorescent light, and connects to the adjoining sitting room.

NW BEDROOM: Carpet, window overlooking lake, fan/light, and walk-in closet with built-in shelving and hanger racks. Bathroom has single vanity with light and mirror, tub/shower with tiled walls, tile floor.

CENTER WEST BEDROOM: Carpet, 2 windows overlooking front yard, fan/light and a recessed light. Bathroom has tile floor, 100" long single vanity, wall mirror and overhead flush light, walk-in tiled shower. Walk-in closet, carpet, built-in cabinets and hanger rods.

TWO SMALL ROOMS: At the end of the hall are two small rooms with carpet, fan/light, and connecting door. Largest room has door to attic, which has floored storage area. Smallest room connects to hall and has recessed lights.

BEDROOM OVER GARAGE: Stairs with hardwood and wall lighting lead from the great room to upstairs bedroom with a sitting room. Sitting room has single window, new carpet, 2 light fixtures; bedroom has 2 windows, new carpet, a walk-in closet, built-in shelving and hanger rods. Bathroom has single vanity, tile floor, built-in cabinets and drawers, tub/shower and a toilet.

STAIRS TO OPEN AIR BASEMENT: With hardwood treads from garage foyer.

OPEN AIR BASEMENT

GREAT ROOM: Great Room for entertaining around large bar area has Mexican tiled floor, built-in cabinets, bronze wet bar sink, Marble tops front counter is 9' rear counter is 13'6", overhead chandelier light fixtures. Sitting area has carpet floor, stacked rock fireplace, gas connection, and TV connection over mantel, built-in bookcases. Dining area has Mexican tile floor, sconce flush wall lighting. Double doors to adjoining sitting and bedroom also 2 double glass doors to lower patio with a stamped concrete floor, 3 rock column post, 1 double glass door from the sitting and bedroom, 2 fan/lights, and 5 Hinkley wall lights. Rock wall and steps from lower yard to top patio and yard.

BEDROOM AND SITTING: Carpet floor, fan/light, glass double doors to outside and lake. Connects to a bedroom via double pocket doors, hardwood floor, and walk-in closet. Bathroom has tile floor, tile wall around tub/shower, single vanity, and a wall mirror and light over mirror.

STORAGE BASEMENT: Hall from lower great room to safe room with all the wiring, alarm system, and a large room for storage with 4 windows. Contains three Tran XV90 air handlers for cooling and heating system, two 200 amp, one 100 amp electrical boxes. Two new Rinnai gas hot water on demand heaters, MDL RUR 98i; only need one for house, the second is a backup.

OUTSIDE

GARAGES: One 3-car garage and one 2-car garage, Masterlift door openers, Epoxy painted floors, closets, windows. Large stucco and stone walled-in parking area, with cement pad and 11 Hinkley outdoors light fixtures for the parking patio.

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

SHOP BUILDING: 30' X 42', concrete block, shingle roof, double door on front, single walk-in door, wired, workbench, concrete floor.

BOAT DOCK: 12' X 51'

AIR/HEAT SYSTEM: Four Trane XL 19i units, one XL 15i unit, one XR13 unit

SEPTIC SYSTEM: 2 pumping stations pump to field lines in the upper yard.

PROPANE TANK: Underground, in lower yard.

DIRECT TV: Antenna located in lower yard.

UTILITIES: All underground.

PARCEL 2

HOME On 20.7 +/- Acres, including ½ of 6 +/- Acre Lake

Home is 3,348 sq. ft. (per Harris County records), built in 2004, 2 stories, brick siding on front and Hardie Board with brick underpinning on remaining sides, architectural shingles, aluminum gutters and downspouts, wood deck overlooking lake in the back, irrigation system, new carpet flooring and some hardwood, tile and vinyl floors. 8 rooms, 4 bedrooms, 3 full baths, 1 half bath, 3 car garage, 2 fireplaces, new oven/range, dishwasher, disposal. Built on a beautiful home site next to lake; mature landscaped yards. Recently professionally painted inside and out, home is move-in ready; has not been lived in since these February 2018 updates. All walls are drywall and all ceilings, unless noted otherwise, are drywall with knock-down finish. All walls have 4" base board and crown molding throughout most rooms. Has county water, septic system, and concrete drive and parking area.

FIRST FLOOR

FOYER: 12" Tile floor, ceiling open to 2nd floor, 9-bulb chandelier.

FRONT OFFICE: Carpet, vaulted ceiling, crown, built-in bookshelves along entire back wall, ceiling fan/ light.

MASTER BEDROOM: Carpet, ceiling, ceiling fan/light. Sitting area, divided by knee wall, carpet, bay window, 3 lights, door opening to back deck.

MASTER BATH: 12" tile floor, 12' ceiling with a 3 bulb light fixture, double vanity with marble top and three 3-bulb light fixtures, Jacuzzi tub, fiberglass shower unit, toilet room, 2 walk-in closets with wire racks. Closet in entry to Master bedroom contains panel box and power supply for the security system.

LIVING ROOM: Carpet, ceiling open to 2nd floor, 2 built-in bookshelves, 1 on each side of the gas fireplace, tile hearth, and ceiling fan/light.

DINING ROOM: Carpet, tray ceiling, chandelier, and chair rail.

HALL FROM DINING TO KITCHEN: Hardwood floors, recessed lighting, and storage closet.

HALF BATH: Hardwood floors, pedestal sink.

KITCHEN: Hardwood floors, ceiling open to 2nd floor, solid hardwood cabinets, solid surface countertops, tile backsplash, 8 recessed lights, one 6-bulb chandelier, stainless steel sink in island/bar, office nook with desk and shelves. Pantry with wire shelving next to office nook. Broan vent hood, stainless steel, Model - 41.000-L; Oven- GE, stainless steel, Model - JTP20S0F2SS, Serial # - HG6275190; GE Triton dishwasher, XL, stainless steel, Model - GSD6860J01SS, Serial # - DG817631B.

BREAKFAST AREA: Hardwood floors, bay window, 3-bulb chandelier, door opening to back deck.

DEN: Hardwood floors, vaulted ceiling, ceiling fan with light, gas fireplace with tile hearth.

LAUNDRY ROOM: Vinyl floor, drywall with knock-down finish, fluorescent light 3 1/2' wide stairs with iron and wood railing leading to upstairs.

SECOND FLOOR

FIRST BEDROOM: Carpet, vaulted ceiling, ceiling fan/light, closet with bi-fold doors. Sitting area, carpet, iron and wood railing, open to foyer and living room. Bathroom has vinyl floor, single vanity with Formica top, fiberglass tub/shower combo unit. Hall to bedrooms has carpet, iron and wood railing, coat closet, drop-down stairs to attic.

SECOND BEDROOM: Carpet, ceiling fan/light, closet with bi-fold doors.

Jack and Jill bath has vinyl floor, single vanity with Formica top, fiberglass tub/shower combo unit.

MEADOW LAKE ESTATES - HARRIS COUNTY, GEORGIA

THIRD BEDROOM: Carpet, ceiling fan/light, walk-in closet with wire shelf. Sitting room has carpet, no crown molding, and 1 light.

THREE-CAR GARAGE: 20' deep, drywall with knock-down finish on walls and stippled ceiling, metal support post, two ½ hp Chamberlain Liftmaster Professional door openers.

OUTBUILDING: 16' x 12' with 5' deck, Hardie board siding, 3 tab shingles, wired.

LAKE PUMP: Berkley 2 hp motor and pump, 230 volts motor. Motor model # K56P2EC11A1; pump model # B82456.

HVAC: Unit One - Carrier, S/0604E00328, Model # 38Y4CG048340. Unit Two - Carrier, S/2504E11019, Model # 38YCC0303.

MISCELLANEOUS: Hot water heaters under the house. Septic system with a lift pump.

ACREAGE/LAND

This area is well known for genetics that produce monster bucks. See the trail cam pictures and the photo of one recently harvested. Timber surrounds the north side of the open fields and for the past few years corn has been planted. You could pasture, hay or plant food plots-your choice. County water available. May be the absolute best small hunting tracts in Harris County.

PARCEL 3

Total: 44.87 acres = 25.75 +/- acres wooded, 19.2 +/- open.

PARCEL 4

Total 53.11 acres = 18.5 +/- acres wooded, 34.61 +/- open, has ½ of 6 +/- acre lake.

TALLY SHEET

PARCEL	BUYER	PRICE
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
TOTAL		_____