

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: Saturday, July 17th at 10:00 AM

PROPERTY LOCATION - GPS ADDRESS: 4117 Greenville Road, LaGrange, Georgia

AUCTION SITE DIRECTIONS: From I-185 Exit 18 in LaGrange, go east on Highway 109 approximately 3.5 miles. Property is on your left. From Greenville, go west on Highway 109 approximately 11.25 miles. Property is on your right. Community of Mountville.

AUCTION SITE: At Mountville Elementary School.

INSPECTION: Real Estate by mutual appointment any time. Open house for real estate and personal property on July 9, 10, 14, 15, 16 from 10 AM to 5:30 PM; 8 AM to sale time on the 17th. Or for a mutually convenient appointment at 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. The real estate contract's final total is the contract price and buyer's premium.

SALES TAX: Will be charged on personal property as applicable.

EARNEST MONEY DEPOSIT ON REAL ESTATE: Ten (10) percent of contract price due auction day; we will accept your good check made out to closing attorney Thornton and Graham.

EQUIPMENT & PERSONAL PROPERTY: Payment in full auction day - cash or checks, no credit cards.

HOW SELLING: Real estate selling subject to owner's confirmation. Changes made from the auction box will supersede any other information, printed or spoken. Equipment and personal property sells absolute.

SURVEY: A survey, if needed by your lenders, will be at buyer's expense.

CLOSING ATTORNEY: Thornton and Graham, 200 Church Street, LaGrange, Ga. 30240.

CLOSING DATE AND POSSESSION: Closes on or within 30 days; possession at closing.

TERMS: See terms and conditions on website or in catalog.

NOTICE: Prospective buyers should contact auction personnel for mutual appointments and additional information. The website has the bid/due diligence information, the catalog, 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.

WEBSITE: All auction information, with drone and virtual tour videos, are posted on The Auction Way website. theauctionway.com

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 and must be completed and turned in to auctioneers by Friday, July 16 at 5 PM.

BROKER/AUCTIONEER: Gerald A. Bowie, GAAUClic#177, GA.RE.Lic#10146; Cell 706-302-0302. Email gerald@theauctionway.com. Mark Bowie, GAAUCLic#1045.

BROKER: ReMax Realty, 833 New Franklin Road, LaGrange, Ga. 30240; Rob Upchurch 706-845-7000.

AUCTION SITE PERSONNEL AND CELL PHONES: Rob Upchurch 706-845-7000, Morgan Marlowe 706-315-8260, Penny Bowie 770-328-1480, Mark Bowie 706-302-6302 and Gerald Bowie 706-302-0302.

THE AUCTION WAY COMPANY: 1607A Whitesville Street, or P.O. Box 1663, LaGrange, Ga. 30240.

REMAX REALTY: 833 New Franklin Road, LaGrange, Ga. 30240

Information / Appointments

800/482-0775 (24/7)

theauctionway.com

706/884-3062

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.