

**ALBANY (DOUGHERTY COUNTY), GEORGIA – 450 S MOCK ROAD AUCTION  
AS A BUYER YOU SHOULD KNOW**

**SALE SCHEDULE:** OCTOBER 18, 2022, at 5:30 PM

**PROPERTY LOCATION and GPS:** 420 & 450 South Mock Road, Albany (Dougherty County), Georgia.

**PROPERTY DIRECTIONS:** From Liberty Expressway (Hwy. 19), go east on Oglethorpe Blvd, (Hwy. 520) for 1 mile to South Mock Road, turn between Hardee's and Dollar Tree, go 0.6 miles to corner of S Mock and Brierwood Drive to property corner. Property fronts on S. Mock Rd., extends to railroad track and Albany Marine Base west line, and fronts on Brierwood Drive to corner of woody property across from Brierwood Pointe Apartments. Watch for signs.

**AUCTION DAY SITE GPS DIRECTIONS:** Merry Acres Event Center, 1400 Dawson Road, Albany, GA 31707 Phone: 229-435-7721. Open for questions and answers and auction registration at 2-5 PM.

**OPEN HOUSE/INSPECTION:** Tuesdays 9/27, 10/4, 10/11 and Monday 10/17 from noon to 5 PM. See auction staff located on property between Parcels 3 and 4. Or other times by mutually convenient appointments. Auction Day 10/18 auction staff will be located at Merry Acres auction location; available to answer questions 2-5 PM. Sale starts at 5:30 PM.

**HOW SELLING:** Sells subject to Seller'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.

**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 Closing Attorney: Perry & Walters.

**CLOSING ATTORNEY:** Keith Dorough at Perry & Walters, P.O. Box 71209, Albany, GA 31708. Phone: 229-439-4000.

**TERMS, CLOSING DATE AND POSSESSION:** See Terms and Conditions on website or catalog.

**SURVEY:** New survey completed by Nash Engineering & Surveying, LLC, Leesburg, GA 229-435-6186. Survey will be furnished to Buyer for a charge of \$70.00 per acre and will be added to the contract as part of total contract; no buyer's premium on survey cost.

**CURB CUTS:** The shared curb cuts will be designated by the city.

**CO-BROKERS:** Your participation is invited. A co-broker's commission will be paid to qualified brokers who bring a buyer that closes. Co-broker's agreement is located on website. This co-broker's agreement must be completed and turned in to auctioneers by noon Monday, October 17<sup>th</sup>.

**FINANCING:** No owner financing available.

**NOTICE:** Prospective buyers should contact auction personnel for 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 have this information on site also. **It is important that you check the website and review the bid package.**

**WEBSITE:** All auction information, including drone and virtual tour videos, are posted on website [www.theauctionway.com](http://www.theauctionway.com) with current updates.

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

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

**AUCTION CONTACTS CELL #:** Gerald Bowie 706-302-0302, Morgan Marlowe 706-315-8260, Penny Bowie 770-328-1480, Mark Bowie 706-302-6302.

**INFORMATION / APPOINTMENTS:  
theauctionway.com  
P.O. Box 1663 – LaGrange, GA 30240  
800-482-0775 (24/7) -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 verbal information. Buyers are responsible for their final due diligence.**