

## **PATTON HOME AND LAND**

### **AS A BUYER YOU SHOULD KNOW**

**SALE SCHEDULE:** Saturday, April 24<sup>th</sup> at 5:30 PM.

**HOME LOCATION - GPS ADDRESS:** 8217 GA. Highway 18, Pine Mountain (Harris County), GA.

**AUCTION SITE DIRECTIONS:** From Pine Mountain, go west on Hwy. 18 for 8.6 mi.; from West Point go east on Hwy 18 for 12 mi.; from LaGrange Hwy. 219 go south 12 mi. to Ga. 18, turn east, go 3 mi.; from Columbus I-185, go to exit 34, take Hwy 18 west .7 mi. From Atlanta Airport, take I-85 South to I-185 South, go to exit 34 Hwy 18, go west .7 mi.

**AUCTION SITE:** At the home.

**INSPECTION:** AT OPEN HOUSES Mondays & Fridays April 5, 9, 12, 16, 19, 23, from 1 PM to 5:30 PM. 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 contract's final total is the contract price and buyer's premium.

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

**HOW SELLING:** Selling, subject to owner's confirmation, Parcel A as one parcel in its entirety, and Parcel B in its entirety. Order and how offered is at the sole discretion of the auctioneer, changes made from the auction box will supersede any other information, printed or spoken.

**SURVEY:** A survey is available by Camp and Associates. A new one should not be needed, but if your lenders require one, it 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 & 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](http://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, April 23 at 12 p.m.

**BROKER/AUCTIONEER:** Gerald A. Bowie, GAAUCLIC#177, GA.RE.LIC#10146. Cell 706/302-0302. Email [gerald@theauctionway.com](mailto:gerald@theauctionway.com). Mark Bowie, GAAUCLIC#1045.

**AUCTION SITE PERSONNEL AND CELL PHONES:** 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.

### **Information/Appointments**

**800/482-0775 (24/7)**

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