

**BUTTS MILL FARM AUCTION
SATURDAY APRIL 25, 2015**

**Absolute Auction
BUTTS MILL FARM - SCENIC AMUSEMENT PARK
AND ACTIVITIES**

Weddings, Corporate Events, Reunions, School and Church Outings, Lots Of Family Fun, Miniature Golf 18 Holes, Games, Gyms, Inflatables, Horse Back Riding, Go Cart Racing, Wading Swimming In Turkey Creek, Paint Ball, Petting Zoo, Basket Ball, Volley Ball, Horse Shoes, Concerts Amphitheater, Fishing Lake, Picnic Gazebos. Much To See Much To Do.

Saturday, April 25th - Starts at 10:00 A.M.

Location: 2280 Butts Mill Road, Pine Mountain Ga. (Troup & Harris Counties)

Selling at Auction: Real Estate 10:00 A.M., Equipment 10:45 A.M.

AUCTIONEER'S NOTE:

Butts Mill Farm, a Georgia landmark located in Troup County and Harris County, and has been enjoyed by many for 20 years. Families, school groups, and corporations have made memories at reunions, weddings, corporate getaways, and other events. Butts Mill Farm is a farm-themed recreation and amusement park located 2 miles south of Pine Mountain, Georgia, 3 miles from Callaway Gardens, and 3 miles from the Wild Animal Park. Pine Mountain is a major tourist location drawing thousands of people from all over the world.

Butts Mill Farm is selling at ABSOLUTE AUCTION on April 25, 2015 at 10:00 am. The new owners may take possession and open almost immediately after the real estate closing. Butts Mill Farm has a large customer base and those contacts will be passed on to the new owners.

Look at this brochure, visit our website, study the catalog, watch the videos, and come visit the property. Auction personnel will be at the property daily from 1 to 5 pm (except Sundays) from April 4th until auction day. Surplus equipment will also be selling; inspection begins April 17th and equipment catalogs will be available.

The farm is being prepared now to help prepare for the new owner's grand opening. Real Estate closing is to be on or within 30 days, but you may buy on Saturday the 25th, close on Monday the 27th, take possession and set your opening date any time thereafter.

Come and let us show you this property and answer your questions. Come to the auction and become the proud new owners.

The Auction Staff

Links to more information on the area.

Attractions At Pine Mountain

<http://pinemountain.org/attractions/other-area-highlights/butts-mill-farm>

Pine Mountain

<http://pinemountain.org>

Harris County

<http://harriscountyga.gov>

LaGrange

<http://www.lagrange-ga.org>

Troup County

<http://www.troupcountyga.org>

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MILEAGE

Pine Mountain 2 miles
 LaGrange 15 miles
 Columbus 30 miles
 Atlanta Airport 70 miles
 West Point 18 Miles

BUTTS MILL FARM:

LOCATION: Pine Mountain (Troup and Harris Counties), Georgia at 2280 Butts Mill Road.

USE: Amusement And Recreational Park.

Total Acres: – 53.79+/- acres
 Troup County 5 parcels
 Harris County 4 parcels

ZONING: Troup County
 01-AG - Agriculture
 Harris County (Park area)
 Cord Commercial Outdoor Recreation Development District
 Same as Callaway Gardens, the only other in Harris County
 A5-Agriculture and R4-Residential

FLOOD ZONE: Property is not located in a flood zone according to the Federal Emergency Management Agency flood plain map number 1303380075 dated 12/05/1990.

UTILITIES:

Electrical: Diverse Power, Telephone Cable and Internet: AT&T
 Garbage Pickup: C&C Sanitation and Harris County

WELLS: Five wells located on property, 2 by the road are deep drilled and they are connected and furnish all the water for the park. 1 on the hill is non-functional and un-used at this time; one in the west pasture belongs to the adjoining home and is dedicated to that property by an easement. One is on parcel 2 with the modular home. There is no public water available.

PAVED DRIVE: 2,933+/- feet of asphalt drives and walkways throughout the park, most recently resealed.

NOTE: NEW SURVEY COMPLETED IN APRIL 2015 SHOWS 36.55 ACRES IN HARRIS AND 17.24 ACRES IN TROUP COUNTY FOR A TOTAL OF 53.79 ACRES.

TAXES: 2014

TROUP CO.

Deed Book	Plat Book	Property Card	Acres	Zoning	Property Class	2014 Millage	2014 Taxes
1055-479	34-98 TR-8	012-0-000-066	6.12	01-AG	R-4 Residential	30.26	368.96
1055-479	34-98 TR-9	012-0-000-067	2.22	01-AG	C3-Commercial	30.26	205.77
1055-479	34-98 TR-7	012-0-000-068	4.45	01-AG	C3-Commercial	30.26	363.12
1055-479	33-186	012-0-000-069	2.50	01-AG	C3-Commercial	30.26	393.74
1260-434	33-238	012-0-000-070	1.50	01-AG	C3-Commercial		

HARRIS CO.

602-177	21-54	055-040	18.88	CORD	C3-Commercial		4,368.95
602-177	21-54	055-040A	0.95	R-4	R4-Residential		117.9
602-177	21-54	055-060	16.34	A-5	A5-Agricultural		761.97
809-375	16-222	055-048B	0.59	R-4	R4-Residential		76.17
TOTALS			53.55				6,580.41

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.

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AS A BUYER YOU NEED TO KNOW

AUCTION SALE TIME: Sat. April 25TH. Real Estate sells at 10:00 A.M. Equipment at 10:45 A.M.
PROPERTY LOCATION: 2280 Butts Mill Road, Pine Mountain (Troup and Harris Counties), Georgia.

AUCTION PROPERTY DIRECTIONS: From Pine Mountain, off US 27 north, take Butts Mill Road west 2.25 miles to property, fronts Butts Mill Road.

AUCTION SITE: At the property.

DIRECTIONS: From I-185 exit 42 take US 27 south, toward Pine Mountain. Go 7 miles, turn right on North Butts Mill Road, go 1 mile to the property. From I-185 exit 34 take Ga. Hwy. 18 east for 3 miles turn left (north) on Lewis Bryant Road, go 0.8 miles to Butts Mill Farm Road, turn left, go 1.8 miles to Butts Mill Farm.

REAL ESTATE OPEN HOUSE/INSPECTION: AT THE PROPERTY. **By mutual appointments anytime.** Auction personnel will be on site beginning Monday April 6 from 1 pm until 5 pm, daily except Sundays.

EQUIPMENT INSPECTION: Beginning Friday April 17th.

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

HOW PROPERTY SELLS: AT ABSOLUTE AUCTION. The sale order and how offered is at the sole discretion of the auctioneer in charge. Sells as one tract in its entirety, followed by the equipment.

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.

TERMS ON EQUIPMENT: Payment in full auction day, cash or good checks, and no credit cards. Ga. sales tax will be collected.

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: New survey furnished by seller.

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 Friday 24th at 5 P.M.

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; G. Mark Bowie, GaAucLic # 1045.

INFORMATION / APPOINTMENTS

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

Rob Upchurch
833 New Franklin Road
LaGrange, Ga. 30240
706-523-0014 Cell

BUTTS MILL FARM AUCTION SATURDAY APRIL 25, 2015

SALE SITE PERSONNEL AND CELL PHONES: Gerald Bowie 706.302.0302, Rob Upchurch 706-523-0014, Penny Bowie 770-328-1480, Morgan Marlowe 706-315-8260

REAL ESTATE TERMS

PARTIES: ReMax Results, Rob Upchurch of LaGrange, Ga. RE Broker and The Auction Way Company/Gerald A. Bowie, Auctioneer/RE Broker of LaGrange, Georgia, herein after called Auctioneers.

REPRESENTATIVES: Auctioneers represent the Owner/Seller by separate agreement.

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: If Buyer needs a survey to close, it will be at the Buyer's expense.

TERMS OF SALE: SELLS ABSOLUTE.

REAL ESTATE EARNEST MONEY: Ten (10) percent of total contract price earnest money deposits the day of auction; balance in full due at closing. Escrow Deposits will be placed in the escrow account of Thornton and Graham PC, 200 Church St. LaGrange, Ga. 30240; 706-884-2727; titles and closing agent.

CONTINGENCY: There is no contingency for financing, nor any other contingencies. Property is selling "as is" with no warranties, express or implied.

CLOSING: Must occur on or within 30 days of auction.

TITLE INSURANCE: At the Buyer's expense.

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

TAXES: All property taxes and insurance 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 (we will take your good check) 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.

EQUIPMENT TERMS

HOW SELLING: Absolute. Condition "As Is, Where Is, No Guarantees."

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

TERMS: Payment in full auction day. We will take cash or your good check made out to The Auction Way Company. No credit cards.

GEORGIA SALES TAX: Will be collected where applicable.

EQUIPMENT CHECKOUT: After the auction, auction day and Sunday 26th, 10:00 A.M. to 5:00 P.M.; after that by appointment. All must be moved by Tuesday 27th at 5:00 p.m.

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 equipment terms stated herein will form a portion of the contract between the Buyer and the Seller and are binding on both.

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SATURDAY APRIL 25, 2015

PARCEL 1 BUILDINGS/IMPROVEMENTS

CARRIAGE HOUSE:

Store, Restaurant, Banquet Hall, Office

Store and Restaurant:

43'6" X 47'6" & 3'6" X 9'6". Board and batten constructed, cement floor, rough sawn lumber walls, corrugated tin ceiling, and metal roof. Front area is used for a country store, and has a 16' X 20' kitchen and food preparation area with stainless steel equipment. A screened back porch 10' X 15'6" and a storage room 15'6" X 24'6" with a 7'6" X 9'6" walk-in cooler. Front porch, cement floor, metal roof on south side, with front entrance to the store. Patio with a canopy and cement floor and entrance to store on east side.

Office/Restrooms:

Office is 9' X 23', with window looking into store. Access 9' X 16' hall and men's and ladies' rest rooms, 15'6" X 17'6". Ladies' has 2 stalls and lavatory; men's has 1 stall, 1 urinal and lavatory.

Banquet Hall:

Banquet area, 43' X 49' with exposed beams, corrugated tin ceiling, country wood floor, and rough sawn wood paneling. Furnished, ready to use. Thirteen light fixtures with ceiling fans. Custom-built gas fire pit, open on four side, with gas logs, creates a cozy sitting area. Built-in serving line table, an entertainment stage 10' X 27'6". Also 2 storage areas, 5'6" X 10' closet and 14'6" X 15' room. Rear entrance with an area of 4' X 5'.

Kitchen:

Kitchen is 7'6" X 25' at rear of banquet hall, equipment included.

HOEDOWN PARTY BARN:

Banquet Area with Kitchen and Open Patio for Outside Dining.

Board and batten constructed, sawdust floor, metal roof, and ceiling lights with fans. Banquet inside dining area 63' X 84' with an adjoining patio dining area of 20' X 72'. Open deck of 63' X 84' for outside entertaining, also a rear pavilion dining area that is 56' X 65'.

Kitchen is 22' X 28' and serving area is at front of dining hall. Two custom-made fire pits, open on four sides with gas logs, create a perfect seating area. Built-in buffet line. Stage for entertainers. Three children's party rooms (20' X 52', 20' X 55', and 17'9" X 52'). Outside the front entrance is a gazebo and fire pit sitting area.

SWEETS AND TREATS:

Ice Cream, Snow Cones, Cotton Candy, Sandwiches, Snacks Area.

Board and batten exterior, metal roof, 24' X 35', covered porches on three sides, (south, west and east). Nine serving windows open to the porch. Interior is work area and preparation area for snow cones, cotton candy, and sandwiches.

GRISTMILL/RESIDENCE/WEDDING:

An added feature to this area is the restored stone-grinding mill, with the stone changing lift still in place, and the old water wheel showing through a glass enclosure.

Used as a residence and for events, perfect for a manager to live in. Wood framed structure with board siding, a covered entrance and metal roof. Three stories and was once a working gristmill. Covered screened porch on second level and an open deck on the ground level overlooking the fast-flowing Turkey Creek. Remodeled for the owner's former residence.

Mill is used for wedding parties, dressing facility, receptions and other wedding uses, reunions and corporate events. Porches and decks make a perfect platform for visiting, reception area for outside events, or just admiring the view.

Ground level covered entrance. Kitchen and sunroom 24' X 48' with granite counters and custom-built cabinets with two islands, large sink, and appliances. Windows all around overlooking creek in the sunroom portion. An additional 25' X 30' sitting and living area with windows opening to view of the creek, also a 9' X 22' sitting area off the living area. Upper deck overlooking Turkey Creek 17' X 37', screened for comfort.

Lower level, 27' X 36' two bedrooms, 2 baths, 1 with laundry hookup, and a sitting area, with tile floors. Opens to the lower outside covered deck 17' X 37' and overlooking Turkey Creek.

Upper level, 21' X 49', 2 bedrooms, 1.5 baths. Features the master bedroom and master bath with a walk-in closet. Also has a guest bedroom and bath with a laundry washer hookup.

BUTTS MILL FARM AUCTION

SATURDAY APRIL 25, 2015

WEDDING GAZEBO:

A gazebo, 9' X 13' elevated, shingle roof, rock foundation is located in the large landscaped yard outside the gristmill. It is used for beautiful outdoor weddings.

THREE BAY SHOP/GARAGE:

26' X 55', three bays, cement floor, and metal roof with 3 roll-up doors.

COVERED BRIDGE:

14' X 110', spans the creek and is used for weddings. Creates a beautiful one-of-a-kind wedding experience. Board and batten constructed, open both ends and open windows on each side.

RECREATION AREA:

Recreation area located between the golf course and the gristmill. Beautiful Turkey Creek flowing for swimming and wading, man-made white sand beach.

PICNIC PAVILION:

18' X 28' metal roof, sitting area for guests to watch activities in the recreation area; also a gazebo, wood floor, and metal roof.

PAVILION:

16'6" X 241'. Three ceiling fans/lights, water, cement floor, metal roof. Deck leads to an additional kids' play area.

SMALL COVERED BRIDGE TO GOLF COURSE:

Small covered bridge walkway (a replica of the large covered bridge over Turkey Creek) gives access to the miniature golf course.

MINIATURE GOLF COURSE:

Most popular spot in the park. Ticket shack 4'4" X 8'4", well-designed 18 hole course, and a putting green. Small waterways run through the course originating in a waterfall at center of the course, water supply driven by pumps from Turkey Creek. Pump house 8' X 10' with electric motor model 01018ESIC215SM, 208V on a ITT Marlow Pump model 412SC, S/ 5305C.

AMPHITHEATER/STAGE:

35' across front, 32' deep, 21' across the back, (896 sq. ft.). Wood floor, metal roof. Ample electrical system for stage lighting and musical instruments for a musical concert or other miscellaneous events. Originally built and designed as requested by Kenny Rogers for his concert. Located at the base of a natural slope.

DISCOVERY CENTER:

56' X 67' Pavilion type structure, and an adjoining sitting area of 14' X 67' has a metal roof and is open on four sides. Play area has numerous gym sets, slides, ladders and tunnel-type children's play structures, tumbling and climbing mats.

PUBLIC RESTROOMS:

13' X 35' men's and ladies' public restrooms. Board and batten constructed, metal roof, wood floor, front and rear entrances with a porch. Men's has 2 stalls, changing station, 2 urinals, lavatory, mirror, and hand sanitizers. Ladies has 2 stalls, changing station and a lavatory, mirror, and hand sanitizers. Two additional private stalls at rear, with commode and lavatory, family type. Has a storage room, hot water heater, and propane gas heaters in restrooms.

GO CART TRACK AND SHOP:

Fenced secured area, 22' X 610' asphalt track, pole-type shed (34' X 51') for loading and un-loading carts. Shop building 22' X 31' with 12' X 20' shed at rear of shop and a 8' X 20' shed to side for storage and parking area for carts not in use.

STABLES:

36' X 120' Pole barn-type structure with a metal roof. 19 (10' X 12') stalls have board partitions and metal tubing fronts with gates. Dirt floor, has 2 feed and hay rooms, tack room, covered overhang (16' X 120') on east side for petting zoo, covered shed for shade (16' X 120') on west side and a front covered entrance area (12' X 33') on south side. Outside covered pole barn with built up platforms and alleys (32' X 36') which allow for easy horse mounting and serve as an observation area.

BUTTS MILL FARM AUCTION

SATURDAY APRIL 25, 2015

PETTING ZOO:

Located on the east side of the stables, shed and pens for the petting animals.

TRAIN STATION:

Covered station 6'6" X 30' for the Butts Mill rubber-tired train.

BUNGEE BULL:

Gazebo 20' X 20' with a hand operated Bungee Bucking Bull.

FIRE TRUCK PLAYGROUND:

An original red fire truck, made into a unique children's play area.

NOAH'S ARK:

Children's play area constructed to look like the biblical Noah's Ark, wood construction with a metal top.

PLAYGROUND SHED:

Play area shed 8' x 16' in front of Sweets and Treats

WELL HOUSE:

Well house for drilled well by the road, 5'6" X 9'.

PICNIC SHED BY ROAD:

12' X 16' shed for picnicking.

VOLLEYBALL COURT/HORSESHOES:

Volleyball 53' X 58' sand court, net fenced.

2 horseshoe pits.

BASKETBALL COURT/KIDDIE CART TRACK:

Basketball paved court, with a kiddie cart track circling the court.

INFLATABLE PLATFORMS:

Platform 12' X 88' with boot camp inflatable on it.

Platform 32' X 50' for an inflatable by road.

Platform 16' X 40' for an inflatable by creek.

GAZEBO:

Gazebo 10' x 10' by the creek.

FISHING POND:

Small pond for fishing has an island accessed by a walkway, good picnic area.

PAINTBALL TARGET AREA:

Kids' paintball net cage target area 29' X 55'.

PAINTBALL FIELD:

A large dedicated area with two separately designed paintball fields, one on each side of Turkey Creek. Small building for storage of air paint guns and supplies.

MODULAR HOME:

1.77 acres, frontage on North Butts Mill Road, 1,869 sq. ft. enclosed screen area across the back, remodeled with a new metal roof. Parking shed for vehicles and a 20' X 40' metal work/storage shop, water well, and septic system.