

**Vacant Industrial Lot: Albany, GA**

Property No.: 5988  
Auction No.: 241008



### Property Details

<b>Property Type:</b>	<i>Industrial</i>
<b>Seller Type:</b>	<i>Bank Owned</i>
<b>Auction Type:</b>	<i>Absolute</i>
<b>Total Land Area:</b>	<i>1.248 ± Acres</i>
<b>Subdivision Name:</b>	<i>Girardeau Pecan Groves</i>
<b>Lot Numbers:</b>	<i>4, Tract A-1</i>
<b>Tax Identification Number:</b>	<i>0000R-00001-02D</i>
<b>County:</b>	<i>Dougherty</i>
<b>Address:</b>	<i>946 North Maple St Albany, Georgia 31705</i>
<b>Lat/Lon:</b>	<i>31.58305, -84.11545</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Brett Taylor Seven Hills Auctions 229-873-7101 brett@7hauctions.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration</i>

## Closing Details

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**Closing Agent:**

*William Phalen  
Sherman & Phalen, LLC  
1165 Northchase Parkway SE, Suite 450, Marietta, GA  
30067  
770-579-0109*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Limited Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

