

**Vacant Land (20.08 Acres): Madison County, GA**

Property No.: Tract 1  
Auction No.: 10322



### Property Details

<b>Property Type:</b>	<i>Vacant Land</i>
<b>Seller Type:</b>	<i>Individual</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>20.08 ± Acres</i>
<b>Lot Numbers:</b>	<i>Tract 1</i>
<b>Tax Identification Number:</b>	<i>Part of 0045-109</i>
<b>Address:</b>	<i>E/S of Sorrow - Patterson Road Colbert, Georgia 30628</i>
<b>Lat/Lon:</b>	<i>34.04968, -83.243988</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 Form</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:**

*Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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The subject property is zoned "A-1" by Madison County, Georgia. See download section for an overview of the the "A-1" zoning regulations.

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

