

Seven  Hills  
AUCTIONS



541±  
ACRES

ONLINE

auction

LANIER COUNTY LAND

**BIDDING ENDS\***

**WEDNESDAY, MAY 24 AT 2PM (EDT)**



Dear Prospective Bidders,

Seven Hills Auctions has been commissioned by a national landowner to sell at public auction 541± acres in Lanier County, Georgia. This property features extensive road frontage, numerous ponds, open land and includes Mascotte soils which are ideal for blueberry production. The property is being offered divided into 12 tracts, in combination of tracts or as whole.

The information contained in this property information package has been prepared to assist you in your pre-auction due diligence. Please review this information, the terms and conditions of the auction as well as additional information located on 7Hauctions.com prior to bidding. Bidding ends on Wednesday, May 24th at Noon EDT.

We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

Buddy Lee, CAI  
Chief Executive Officer

Buddy Lee  
Seven Hills Auctions  
buddy@7Hauctions.com  
229.873.4211

Mike Lansdell  
Seven Hills Auctions  
mike@7Hauctions.com  
912.409.0925

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## CONTACT INFORMATION



*Listing Agent, Seven Hills Auctions*

**MIKE LANSDELL**  
912.409.0925



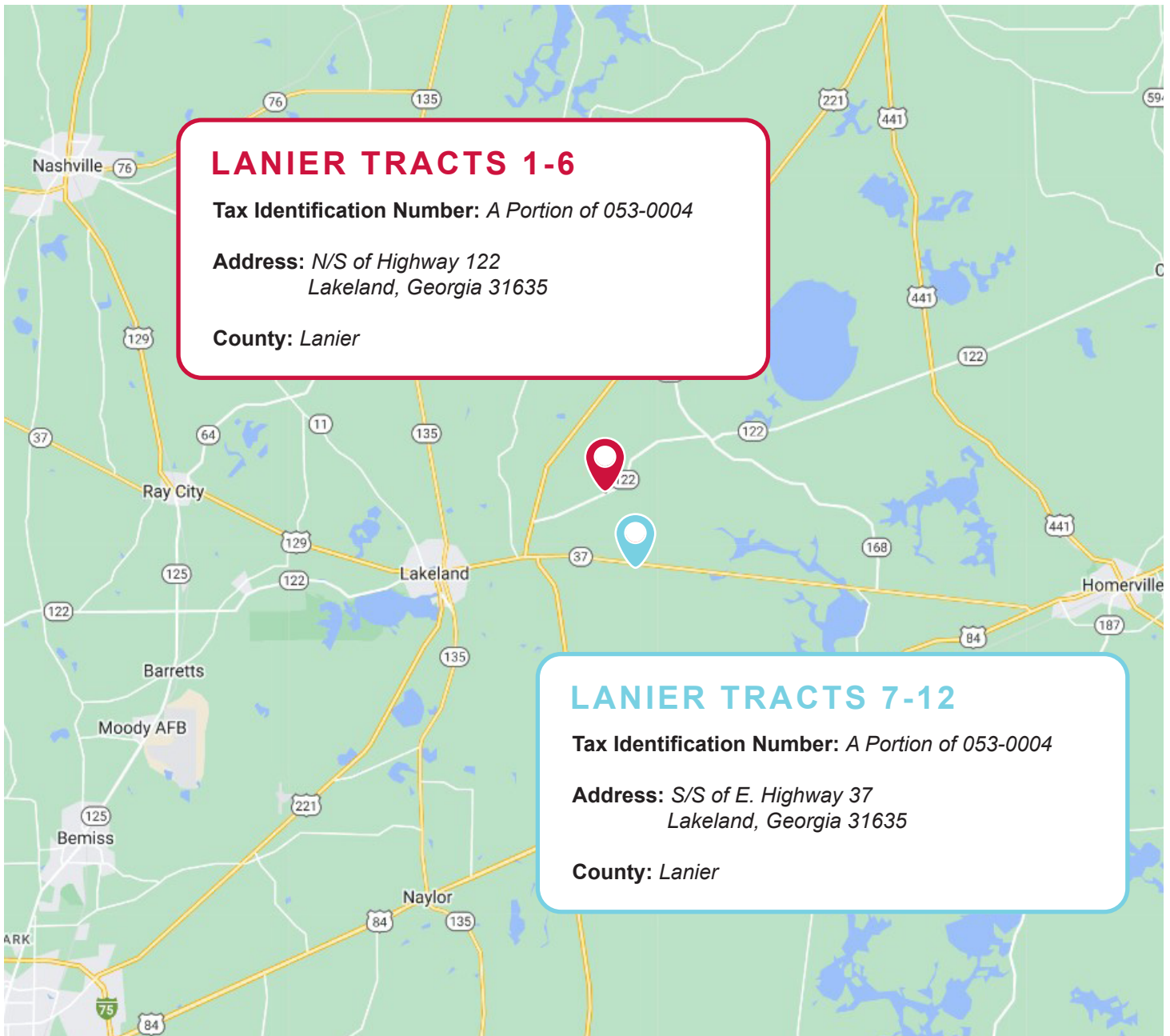
**7HAUCTIONS.COM**  
**INFO@7HAUCTIONS.COM**  
**800.742.9165**

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## DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.





## PROPERTY DETIALS

The subject property is 541+/- acres of land in Lanier County, Georgia. Extensive work has already been completed on a large portion of the property to prepare it for reforestation or agricultural uses. The property also lends itself to residential development with its extensive road frontage.

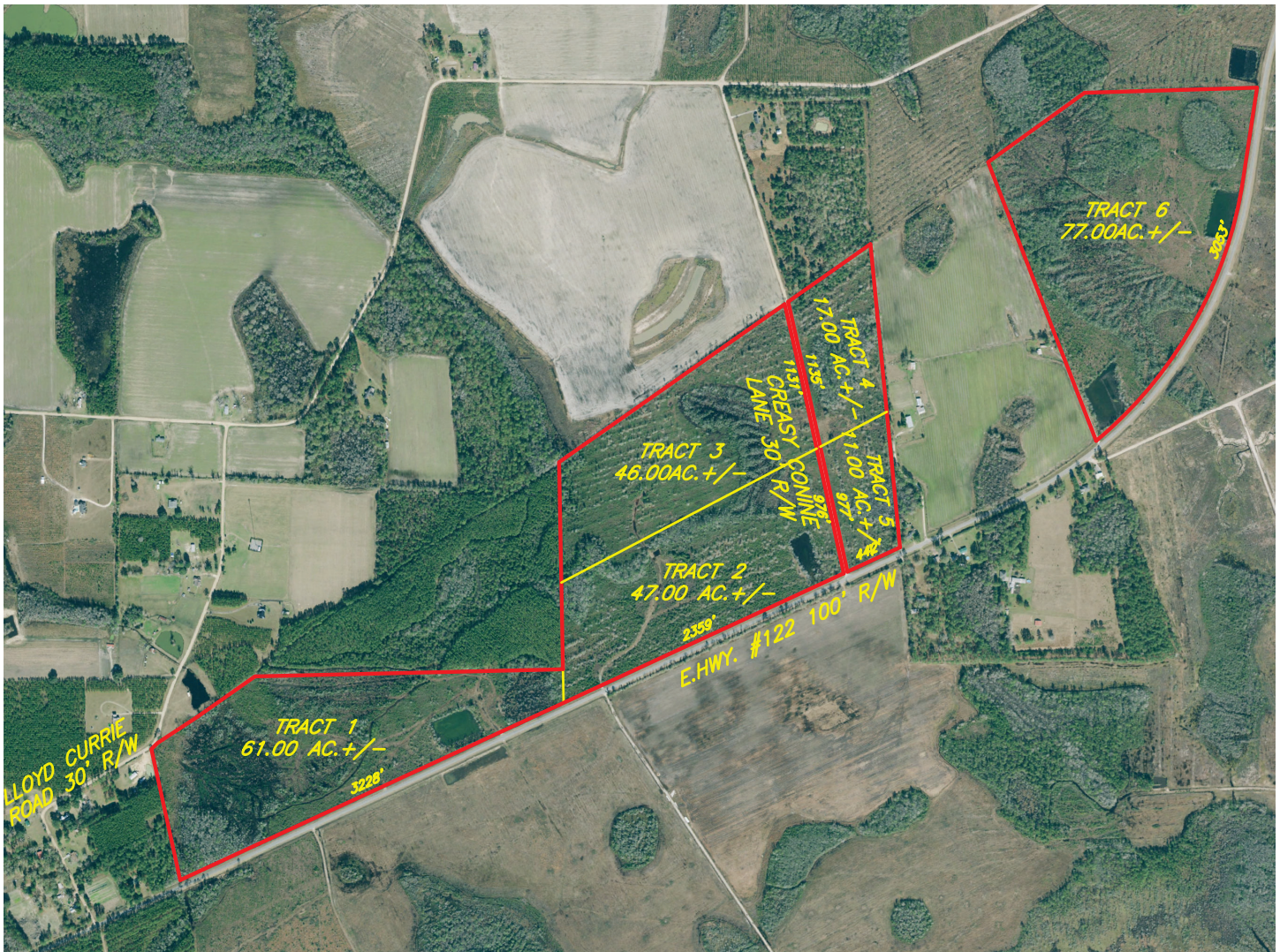
## TRACTS 1-6

📍 31.07396, -82.99365

## TRACTS 7-12

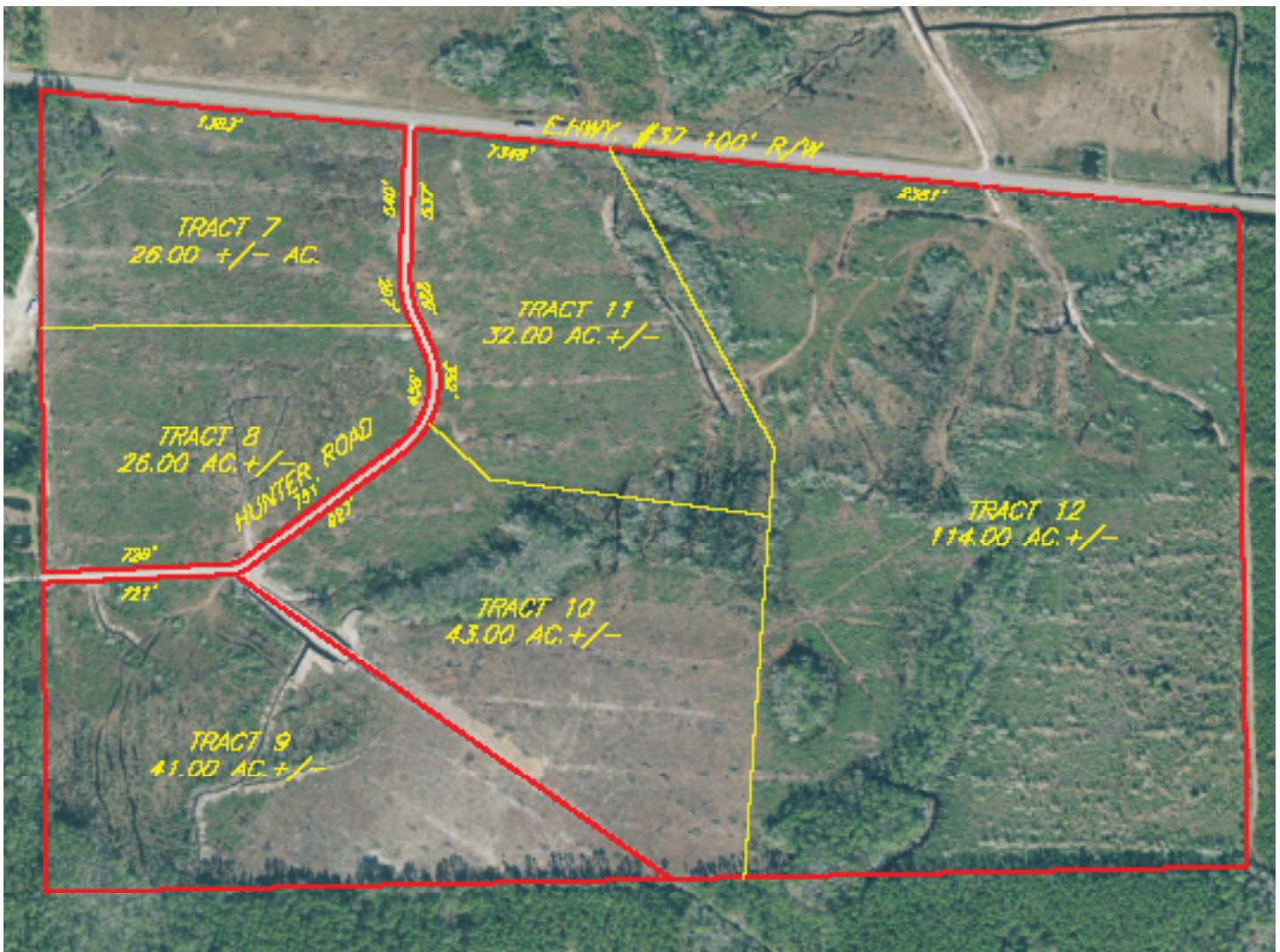
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LOT 001	LANIER 1	61± AC
LOT 002	LANIER 2	47± AC
LOT 003	LANIER 3	46± AC
LOT 004	LANIER 4	17± AC
LOT 005	LANIER 5	11± AC
LOT 006	LANIER 6	77± AC



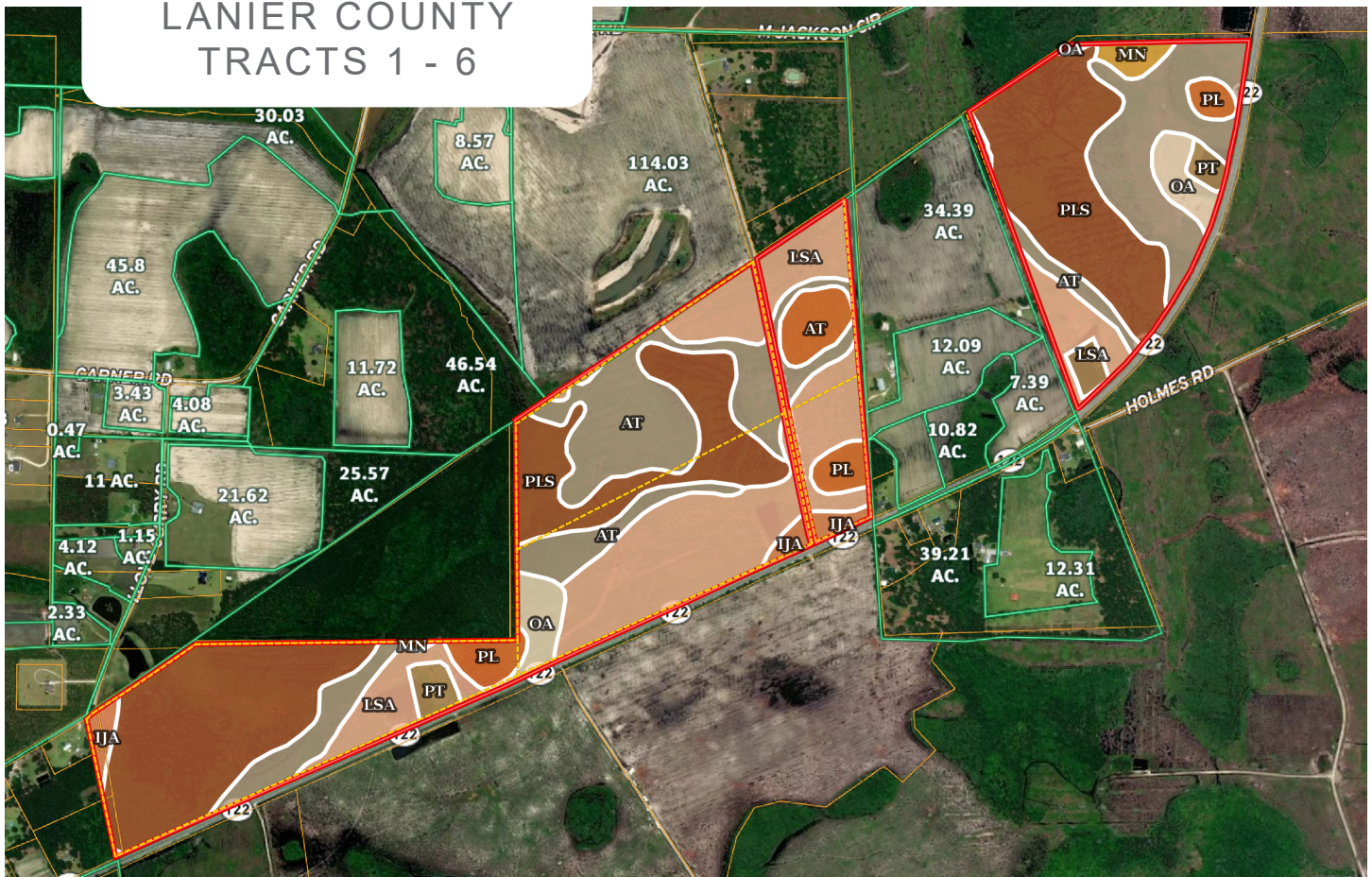


LOT 007	LANIER 7	26± AC
LOT 008	LANIER 8	26± AC
LOT 009	LANIER 9	41± AC
LOT 010	LANIER 10	43± AC
LOT 011	LANIER 11	32± AC
LOT 012	LANIER 12	114± AC





## LANIER COUNTY TRACTS 1 - 6



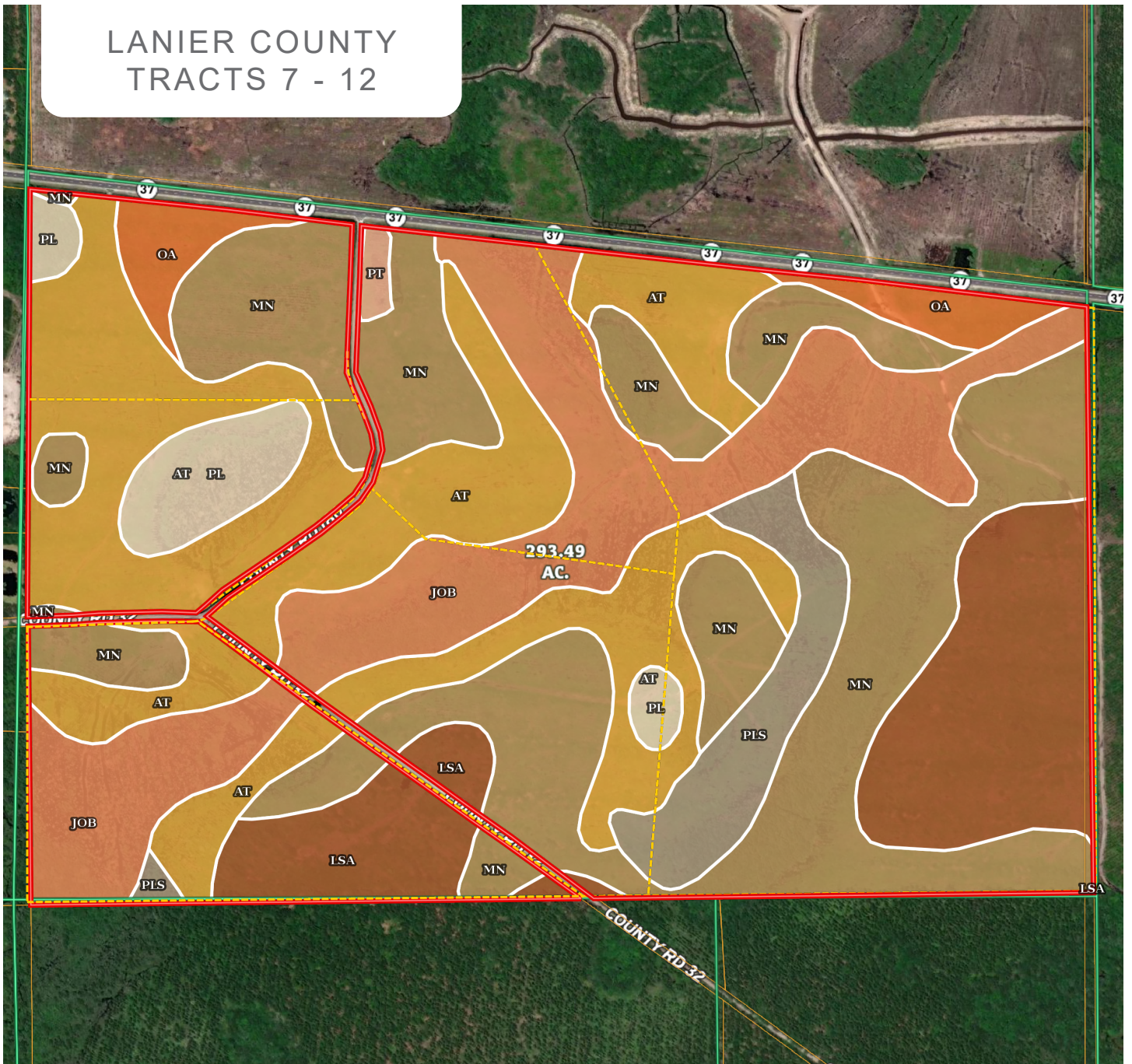
CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pls	Pelham loamy sand, low terrace	95.14	36.24	0	43	5w
At	Alapaha loamy sand	67.59	25.75	0	37	5w
LsA	Leefield loamy sand, 0-3% percent slopes	63.40	24.15	0	42	2w
Pl	Pelham loamy sand, 0 -2% slopes, frequently flooded	63.40	24.15	0	42	5w
Oa	Olustee sand	09.30	03.54	0	45	3w
Pt	Pits	06.06	02.31	0	--	--
IJA	Irvington loamy sand, 0-3% percent slopes	04.63	01.76	0	63	2w
Mn	Mascotte sand, 0-2% percent slopes	02.73	01.04	0	44	4w
TOTAL		77.4*	100%	--	39.08	4.59

\* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal





LANIER COUNTY  
TRACTS 7 - 12













## LANIER COUNTY TRACTS 7 - 12

CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mn	Mascotte sand, 0-2% percent slopes	88.57	31.62	0	44	4w
At	Alapaha loamy sand	71.19	25.42	0	37	5w
Job	Johnston-Osier-Bibb association	50.55	18.05	0	29	7w
LsA	Leefield loamy sand, 0-3% percent slopes	37.55	13.41	0	42	2w
Pls	Pelham loamy sand, low terrace	12.91	04.61	0	43	5w
PI	Pelham loamy sand, 0 -2% slopes, frequently flooded	10.20	03.64	0	39	5w
Oa	Olustee sand	08.05	02.87	0	45	3w
Pt	Pits	01.07	00.38	0	--	--
<b>TOTAL</b>		<b>280.09*</b>	<b>100%</b>	<b>--</b>	<b>38.88</b>	<b>4.58</b>

\* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal

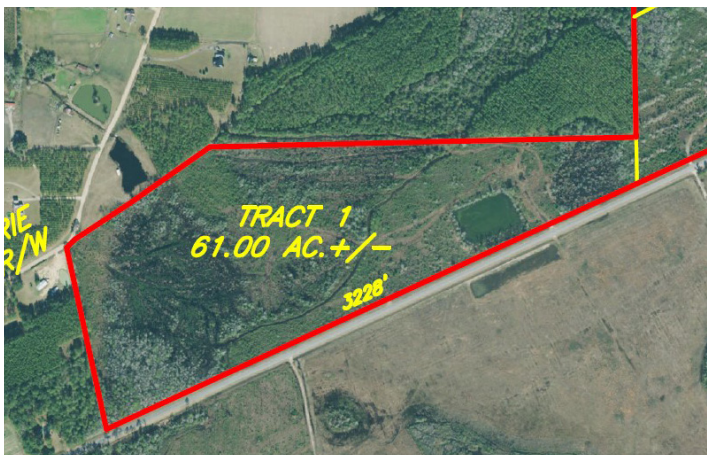
## CAPABILITY LEGEND

								
	1	2	3	4	5	6	7	8
'Wild Life'	●	●	●	●	●	●	●	●
Forestry	●	●	●	●	●	●	●	
Limited	●	●	●	●	●	●	●	
Moderate	●	●	●	●	●	●		
Intense	●	●	●	●	●			
Limited	●	●	●	●				
Moderate	●	●	●					
Intense	●	●						
Very Intense	●							

Grazing

Cultivation

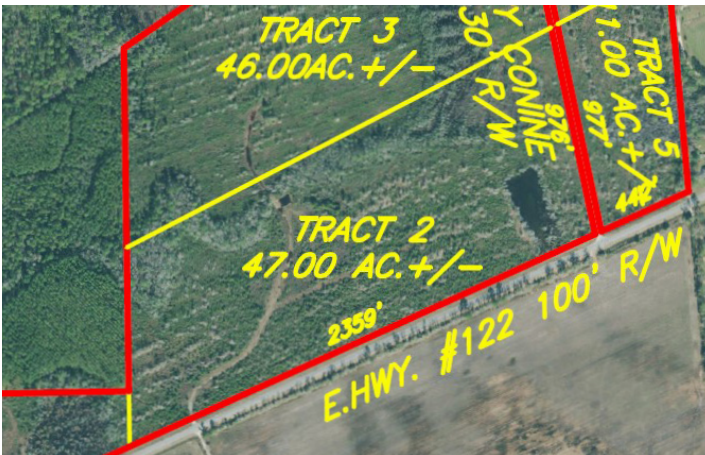




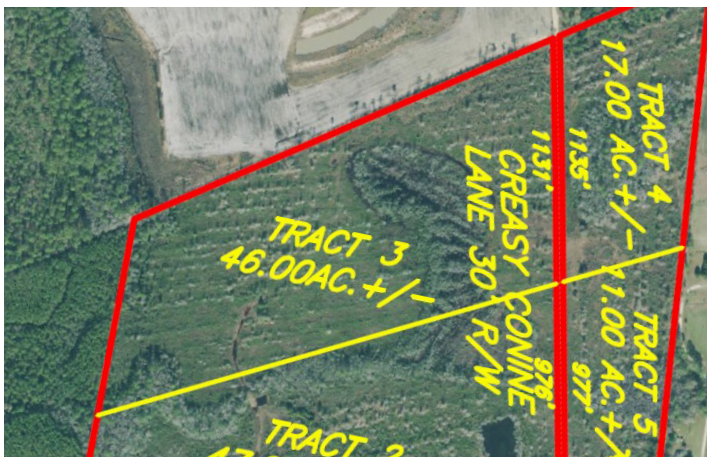




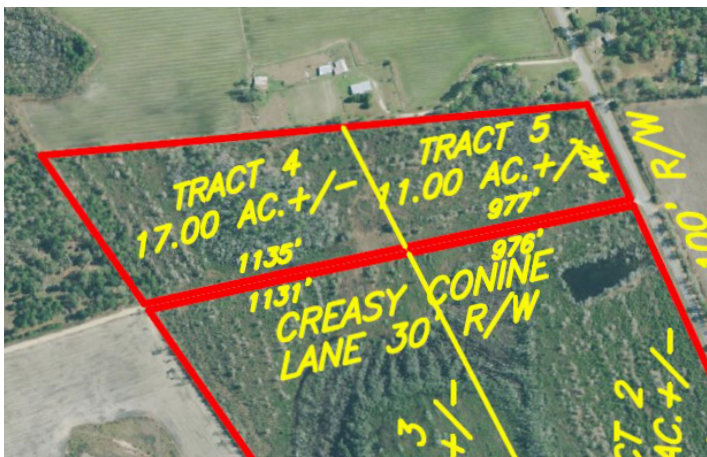
# TRACT 2



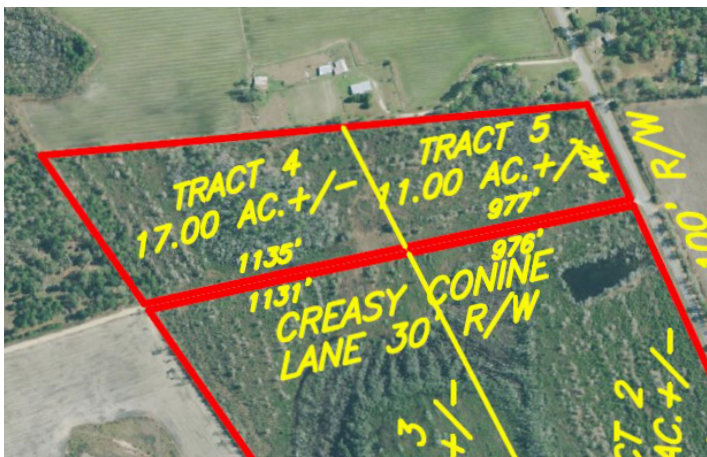




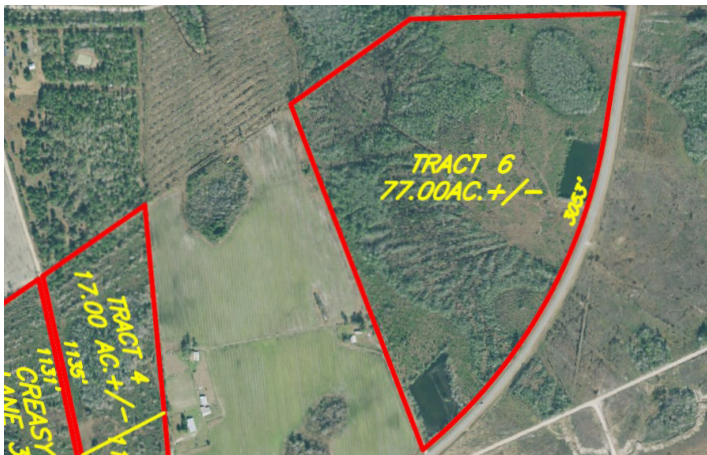




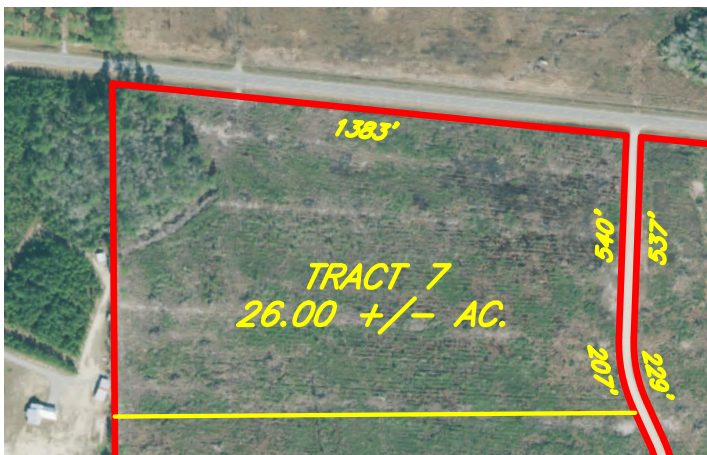




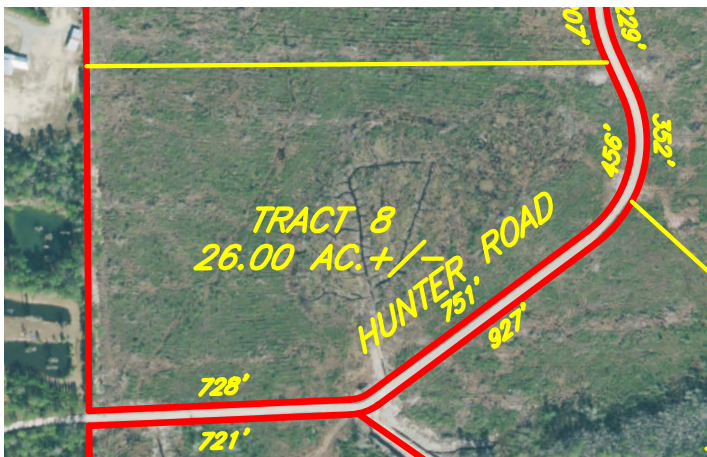




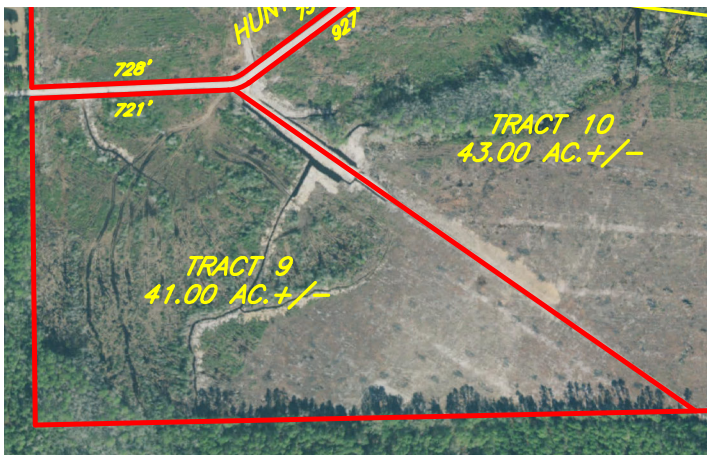










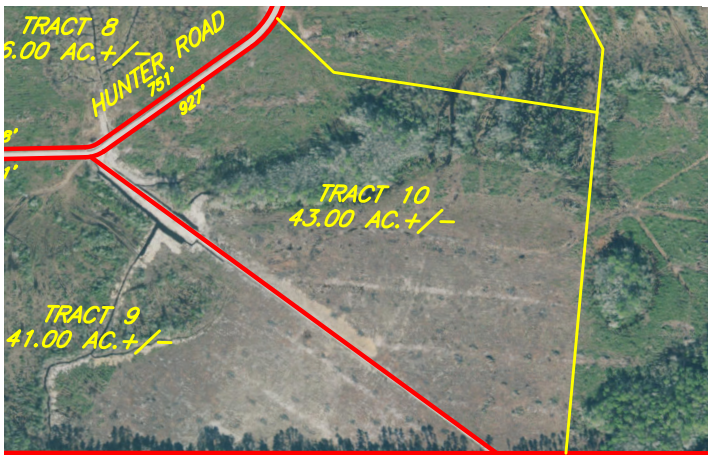




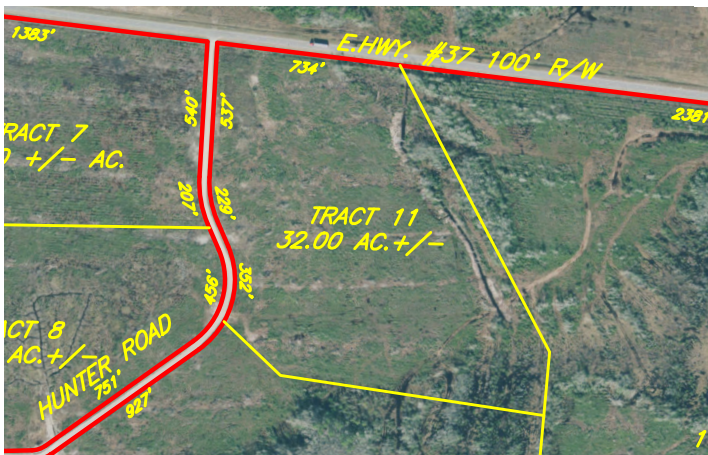


**43±  
ACRES**

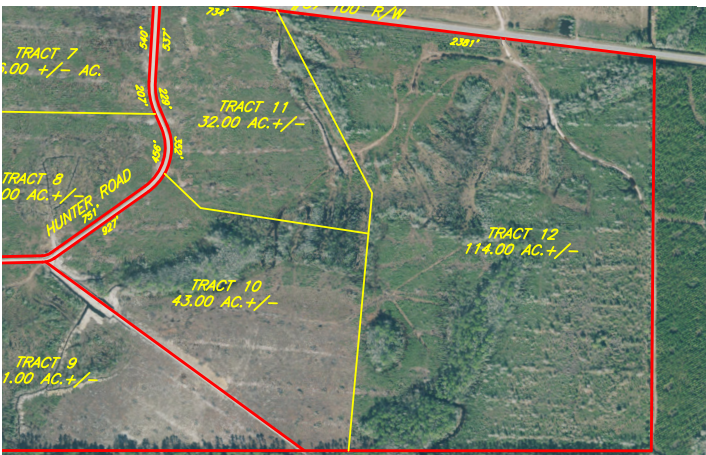
# TRACT 10















The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

**Agency:** The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

**Due Diligence:** All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

**Inspection:** Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

**Buyer's Premium:** The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

**Escrow Deposit & Contract Execution:** The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

**Closing for Real Property:** All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

**Survey For Lanier County Only:** Should all tracts be sold in its entirety to a single purchaser the property will be conveyed by existing legal description. In the event the property sales divided a final survey will be completed by Statewide Surveying, 521 Ethel Street, Douglas, GA 31533. The cost of the survey will be paid by the purchasers at a rate of \$0.35 per liner foot with common lines split 50/50 between adjoining purchasers. The survey will include a boundary survey, metes and bounds descriptions and corners set. The individual tracts contain estimated acreage amounts derived by Southeastern Surveying and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

**Broker Participation:** Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

**Non-Compliance:** If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of up to \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on





future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

**Successful Bidder Default:** A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as non-exclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

**\*Extended Bidding:** All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

**Bid Increments For Real Property:** The bidding increments for all properties will be as follows:  
Amount Up To Bid Increments

\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

**Technical Problems:** The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to

cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

**Additional Terms:** All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconstancies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.





Seven Hills Auctions (7H) is a national real estate auction firm based in Tallahassee, FL. Using a state-of-the-art bidding platform the 7H team delivers creative auction solutions and strategic property marketing to financial institutions, hedge funds, government agencies, premier land owners, and other property owners across the country.

WWW. 7HAUCTIONS.COM  
INFO@7HAUCTIONS.COM

**800.742.9165**



SCAN TO SEE ALL  
UPCOMING AUCTIONS

We founded ourselves on a few simple principles based off of every asset, seller, and buyer being uniquely different.

### STRATEGIC MARKETING

7H marketing starts with analyzing all dynamics that affect the assets. We then identify the correct selling psychology and implement an effective plan to capture the market's attention.

### IMPECCABLE SERVICE

Our mission is to deliver impeccable service while earning your respect. We believe our sellers and buyers deserve the very best experience.

### CREATIVE SOLUTIONS

Creativity comes with listening ears, an open mind and sound knowledge. At Seven Hills Auctions our goal is to fully understand what each seller is trying to accomplish and create a plan that fully maximizes the potential of each property.



# Seven Hills AUCTIONS

7HAUCTIONS.COM

800.742.9165

Seven Hills Auctions, LLC: Auction License:  
TN: 7182, GA: AU-C003134, FL: AB3765, AL:C-253, A5495,  
MS: #1613;  
William C. Lee III, Broker, Firm  
GA-77326, FL-CQ1057830, AL-000147503-0, MS-23814

MAY 2023



MEMBERS