

This auction is being offered in a sealed-bid format. Verbal bids or phone bids will not be considered nor accepted. Sealed bids must be submitted on the attached Agreement of Sale no later than 3:00 P.M. Eastern Time on Tuesday, September 9, 2025. All bids shall be delivered in a sealed envelope to the office of Seven Hills Auctions at 3110 Capital Circle NE, Suite 200, Tallahassee, FL 32308. For your bid to be a qualifying bid you must ensure the following items are completed:

1. Setup a user account at 7Hauctions.com
2. Register for the auction by clicking "Register For Auction" and accept the Terms and Conditions of Sale
3. Complete and deliver an executed Agreement of Sale prior to the bid deadline
4. Submit a Ten Thousand dollar (\$10,000.00) bid deposit with the Agreement of Sale
5. Complete and deliver a Broker Registration Form with the Agreement of Sale, only if you are being represented by a licensed Georgia real estate broker.

The following Terms and Conditions apply to all properties offered in this sealed bid 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, submitting or 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 to register at 7Hauctions.com, review and accept the non-disclosure agreement prior to submitting a sealed bid. Additionally, by placing a bid the bidder specifically acknowledges and accepts the terms and conditions stated herein.

Agency Disclosure: The Auctioneer and Saunders Land (Saunders) are acting as exclusive agents for the Seller in this transaction. The Auctioneer and Saunderson do not represent the Bidder.

Terms and Conditions
Sealed Bid Auction – Houston Springs, Perry, GA
Auction Bid Deadline: September 9, 2025, 3:00 P.M. EDT



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 the property prior to placing a bid. It is recommended that all information included in this property information package and all other auction related material be carefully reviewed by your attorney. Additionally, all terms and procedures are subject to and may be superseded by changes distributed to bidders prior to the auction sealed bid deadline. 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.

This is an active and operating community. Do Not Disturb the residents and patrons of Houston Springs. Contact the Auctioneer at 800-742-9165 to schedule a tour.

Terms & Conditions

Auction Format and Bid Deadline: To bid in this auction your written offer must be received on the included Agreement of Sale no later than 3:00 P.M. Eastern Time on Tuesday, September 9, 2025. All sealed bids shall be delivered in a sealed envelope to the office of Seven Hills Auctions at 3110 Capital Circle NE, Suite 200, Tallahassee, FL 32308.

Bid Deposit: A Ten Thousand dollar (\$10,000.00) bid deposit must be submitted with the Agreement of Sale. The bid deposit will be applied as a partial earnest money binder if the Agreement of Sale is accepted by the Seller. For bids not accepted by the Seller the bid deposit will be returned to the bidder within 10 business days. Bid deposits may be submitted by electronic wire transfer or certified check and shall be made payable to Seven Hills Auctions – Escrow.

Bid Opening: Conduction of the bid opening shall be at the direction of William C. Lee, III, Broker and Auctioneer of Seven Hills Auctions. All bids will be opened on Wednesday, September 10, 2025 at 10:00 A.M. in the presence of the Seller. The bid opening is not open to the public and bid results will not be disclosed.

Bid Consideration, Acceptance and Notification: The sealed bids will be evaluated in the Sellers sole discretion. The seller shall have the right to review, analyze and consider the bids until Thursday, September 11, 2025, 5 P.M. EDT. All bids are irrevocable during the bid consideration period. Seller reserves the right in its sole and absolute discretion to accept, reject, waive any technical or formal defect, counter offer or request a best and final offer on any bids received. In the event Seller elects to request a best and final offer on any bids received, the selected bidders will be notified immediately. Best and final offers (if applicable) will be due back in the same fashion as previously stated within 48 hours after notice from Seller that a best and final offer is being solicited pursuant to the terms of the sale. BEST AND FINAL BIDS ONLY ALLOW BIDDERS TO RAISE THEIR BIDS BY EXECUTING A PRICE AMENDMENT TO THEIR BID. IT DOES NOT CANCEL THEIR ORIGINAL BID.

Any bid submitted after the bid deadline or contrary to these terms and conditions may be rejected. Winning bidder will be notified no later than by Monday, September 15, 5 P.M. EDT.

Escrow Deposit & Contract Execution: Upon acceptance of a winning bid, wiring instructions and closing information will be emailed to the successful Bidder(s) at the time of the winning bid notification. The successful bidder must remit an earnest deposit of ten percent (10%) of the bid amount within 24 hours of acceptance by the seller.

Closing: The closing shall be conducted in accordance with the Agreement of Sale.

Broker Participation: A commission of 2% of the highest accepted bid 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/Bidder Participation Form, must be submitted with the sealed bid package. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED AFTER THE BID PACKAGE HAS BEEN SUBMITTED. A Bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is notified of being a winning bidder and fails to remit the earnest deposit within 24 hours of the winning bid notification, the bid deposit shall be forfeited to the Seller and Auctioneer as liquidated damages. Should this occur the Seller and Auctioneer reserves the right to immediately offer the property for sale.

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Sealed Bid Auction – Houston Springs, Perry, GA
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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 revealed 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 by amendment to the bid package. The seller reserves the right to reject any bid. Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Agreement of Sale and/or the closing documents. All bidders shall carefully review, inspect, analyze, and 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 noted in the Agreement of Sale. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Agreement of Sale shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer, Saunders and/or the Agreement of Sale. 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, LLC / William C. Lee III, Broker In Charge

Auction License: TN: 7182, GA: AU-C003134, GA :AU-003505, FL: AB3765, FL: AU4335, AL:C-253, AL: A5495, MS: 24292, MS: C-23814, LA-AB513, LA-2111

Real Estate License: GA-77326, GA-319468, FL-CQ1057830, FL: BK3266710, AL: 000147503, AL: 000144572, MS-A1613, SC-REL.140231 BIC