

# auCTION

APR  
21

## *Goodrich Farms*

68<sup>±</sup>  
AC

Offered Divided,  
In Combination,  
or as a Whole

 **HAMPTON, GA**

800.742.9165

Seven  Hills  
AUCTIONS

7HAUCTIONS.COM



TRACT	SIZE
1	4.49± AC
2	17.47± AC
3	5.44± AC
4	3.77± AC
5	7.18± AC
6	22.94± AC
7	7.57± AC



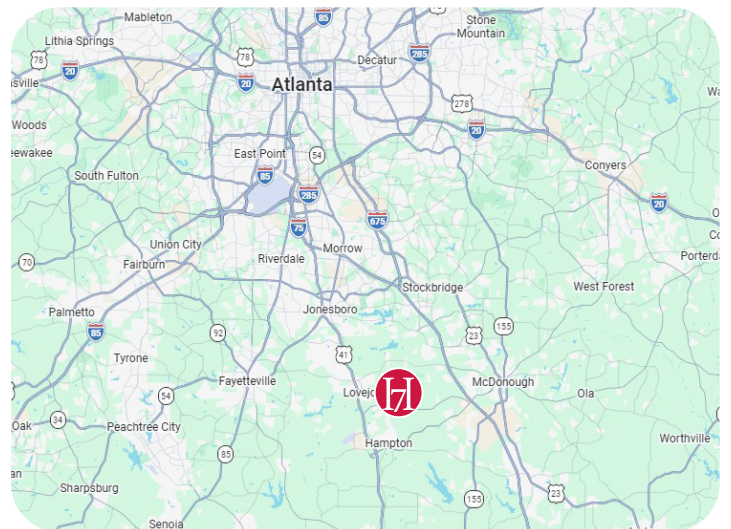
## TRACT BID LAND AUCTION

*Offered Divided, In Combination, or as a Whole*

Seven Hills Auctions is pleased to present Goodrich Farms in Hampton, Georgia. This exceptional 68± acre property is being offered divided in seven tracts ranging 3.77 to 22.94± acres, bidders may elect to bid on individual tracts, in combination, or bid on the property in its entirety.

Located on Highway 81 W, just 3.5 miles from EchoPark this exciting property boasts two lovely homes, metal shop, barn with two stables, 2± acre spring-fed lake, another smaller pond, fenced pastures, a separate 4± acre home site, and 40± acres of open and wooded land. Online bidding will end at 7Huctions.com on **April 21st, Noon (EDT)**.

Learn more online at [www.7Huctions.com](http://www.7Huctions.com) where you can review our terms & conditions, a detailed property information packet, and more.



## CONTACT US TODAY



**MIKE LOFTIN**  
Seven Hills Auctions  
Auction Advisor  
770-547-38888

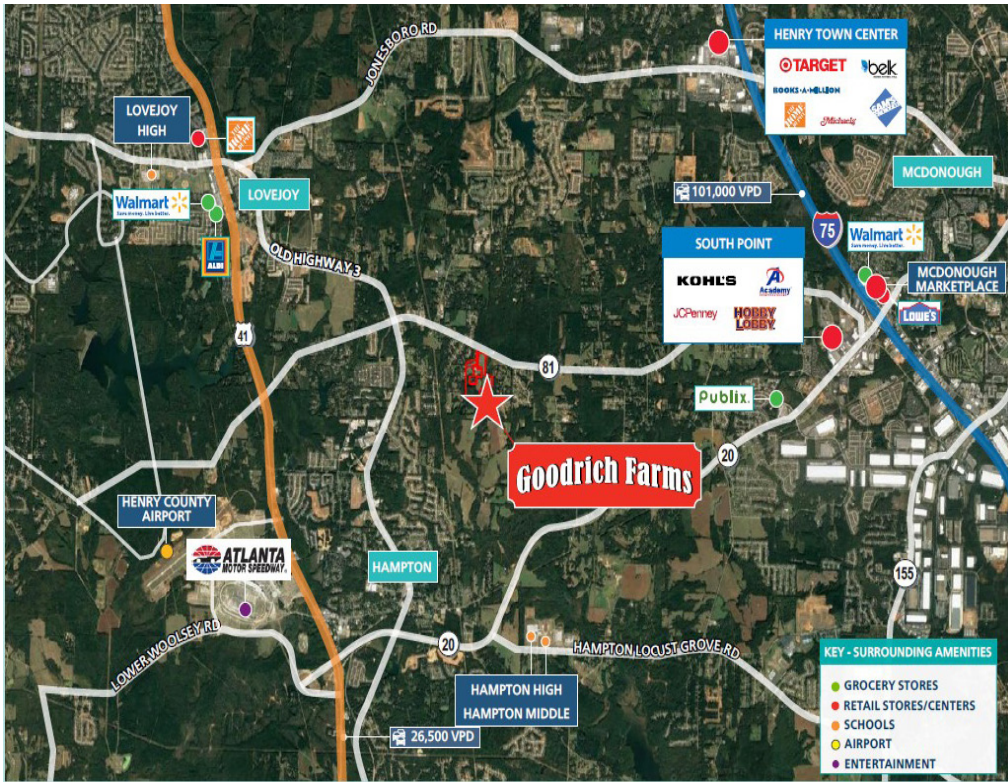


**BUDDY LEE, CAI**  
Seven Hills Auctions  
Auction Advisor  
229-873-4211



**KYLE GABLE**  
Gable Land Company  
Selling in Association  
404-867-3332





**BID DEADLINE  
APR 21ST, NOON (EDT)**

Address: 2785 & 2853 Hwy 81 W  
Hampton, GA 30228

County: Henry

Seller Type: Individual

Lat/Lon: 33.42075, -84.26825

Tax ID: 019-02001000,  
019-02001002,  
019-02001003,  
019-02001004

Size: 68 ± Acres Total

Improvements - Tract 2:

Single Family

Home: 2,644 sqft, 3B / 3B

Metal Pole

Barn: 36' x 48'

Stables: Two 10' x 10'

Lake: 2± AC, Spring-fed

Improvements - Tract 3:

Single Family

Home: 1,759 sqft, 3B / 2B

Metal & Wood

Shop: 42' x 60'

Improvements - Tract 6:

Hunting Cabin: 16' x 24'

Auction

Format:

TractBID

*Tracts offered individually,  
in combination, or the  
property in its entirety.*

Broker

Compensation:

AVAILABLE

*Visit 7Hauction.com to  
fill out and submit a  
Broker Registration Form.*





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 forty-five (45) 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:** After the auction a final survey will be prepared by Moore Bass Consulting, www.moorebass.com, 770-914-9394. The cost of the survey will be paid by the purchasers at the price of \$1,500 per tract. If the property is purchased in its entirety, it will be conveyed using existing legal descriptions. Marking of lines between corners and individual surveys will be available for an additional fee. The survey will include a boundary survey, metes and bounds descriptions and corners set. The individual tracts contain estimated acreage amounts derived by Moore Bass Consulting 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-half 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 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 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 may be 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 inconsistencies 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.



**GABLE**  
LAND CO.

**Seven Hills**  
**AUCTIONS**

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: CA-77326, GA-319468, FL-CQ1057830, FL: BK3266710,  
AL: 000147503, AL: 000144572, MS-A1613, SC-REL.140231 BIC  
Selling in Association with Gable Land Co.