

real estate auction online



BIDDING ENDS
THURSDAY, MAY 9th, NOON

**14 PROPERTIES ACROSS
GEORGIA, FLORIDA & SOUTH CAROLINA**

BIDDING ENDS MAY 16: SOUTH GEORGIA & NORTH FLORIDA PROPERTIES
BIDDING ENDS MAY 23: ALABAMA PROPERTIES

HOMES, LAND, COMMERCIAL

**Seven  Hills
AUCTIONS**

800.742.9165
7Hauctions.com



1101

Commercial Condo

130 N Gross Road, Unit 123
Kingsland, Georgia 31548
Camden County
Kings Bay Regional Medical Diagnostic Center
Condominiums, Unit 123
Tax ID: 107-010D123

Agent
Jack Gross
Magnolia Realty, Inc.
912.258.1934
jackgrossr@gmail.com

Built in 1987
879± SF

Latitude
30.78888

Longitude
-81.64589

Absolute



1103

Homesite - Brunswick, GA

102 Palmera Lane
Brunswick, Georgia 31525
Glynn County
Palm Lake, Lot(s) 37
Tax ID: 03-15082

Agent
Pam Herrin
Hodnett Cooper Real Estate, Inc
912.258.4113
pamherrin@hcrega.com

0.81 Acres

Latitude
31.19520

Longitude
-81.46993

Absolute



1104A

Residential Lot in Savannah Lakes at Lake McCormick

248 Amelia Drive
McCormick, South Carolina 29835
McCormick County
Monticello, Lot(s) 26, Block 26
Tax ID: 087-00-26-026

Agent
Ralph Bennett
Pristine Properties International, LLC
904.759.1487
ralphbennett@bellsouth.net

0.43 Acres

Latitude
33.90972

Longitude
-82.37469



1104B

Residential Lot in Savannah Lakes at Lake McCormick

250 Amelia Drive
McCormick, South Carolina 29835
McCormick County
Monticello, Lot(s) 27, Block 26
Tax ID: 087-00-26-027

Agent
Ralph Bennett
Pristine Properties International, LLC
904.759.1487
ralphbennett@bellsouth.net

0.37 Acres

Latitude
33.90966

Longitude
-82.37424



1105

2.6± AC Multi-Family - St Marys, GA

S/S of Highway 40
St. Marys, Georgia 31558
Camden County

Tax ID: 122-011C

Agent
Ralph Bennett
Pristine Properties International, LLC
904.759.1487
ralphbennett@bellsouth.net

2.6 Acres

Latitude
30.75768

Longitude
-81.59740

Absolute



1107

Single Family Home - Kingsland, GA

660 N Camden Street
Kingsland, Georgia 31548
Camden County

Tax ID: K07-05-005

Agent
Ralph Bennett
Pristine Properties International, LLC
904.759.1487
ralphbennett@bellsouth.net

Beds: 2 | Baths: 1
896± SF | Built in 1977
0.26 Acres

Latitude
30.81043

Longitude
-81.69452

Absolute



1108

Single Family Home - Rebecca, GA

1578 Ten Mile Road
Rebecca, Georgia 31783
Irwin County

Tax ID: 0022-0017

Agent
Hope Raffield
Coldwell Banker Active Real Estate
229.425.2414
hrraffield@windstream.net

Beds: 3 | Baths: 2
1 Acres

Latitude
31.71971

Longitude
-83.39376

Absolute



1109

Single Family Home on 7.5AC Lake - Eastman, GA

924 Old River Road
Eastman, Georgia 31023
Dodge County

Tax ID: 024-007H

Agent
Mike Lansdell
Seven Hills Auction / Wiregrass Land Group
912.409.0925
mike@7hauctions.com

Main House
Beds: 2 | Baths: 1
Workshop, Cook Shed, Gazebo
& Mobile Home On the Property

15.41 Acres

Latitude
32.18214

Longitude
-83.27185



1110

Commercial Land Near Hospital - Waycross, GA

1704 Alice Street
Waycross, Georgia 31501
Ware County
Waddill Heights, Lot(s) 5
Tax ID: WA1502-035

Agent
Ralph Bennett
Pristine Properties International, LLC
904.759.1487
ralphbennett@bellsouth.net

0.22 Acres

Latitude
31.22318

Longitude
-82.348118

Absolute



Commercial Land - Ocilla, GA
 NEC of S Irwin Avenue & E 1st Street
 Ocilla, Georgia 31774
 Irwin County
 Ashley Block Lots 11 & 12; Block A - Lots 5 & 6
 Tax ID: OC11ASH0148; OC11ASH0145
 0.66 Acres
 Latitude 31.59145
 Longitude -83.25021
Agent
 Albertha Sneed
 Irwin County Realty
 229.468.0050
 asneed5@bellsouth.net



Gowie Creek Riverfront Homesite - Waverly, GA
 East End of La Sole Lane
 Waverly, Georgia 31565
 Camden County
 Tuscan Landing, Lot(s) 82
 Tax ID: 085A-082
 1.2 Acres
 Latitude 31.11815
 Longitude -81.67635
Agent
 Mike Lansdell
 Seven Hills Auctions / Wiregrass Land Group
 912.409.0925
 mike@7hauctions.com



Homesite - Trenton, FL
 8239 SW 75th Way
 Trenton, Florida 32693
 Gilchrist County
 Tax ID: 17-10-14-0000-0010-0020
 0.85 Acres
 Latitude 29.60662
 Longitude -82.93991
Agent
 Jean Troke
 Troke Realty, Inc.
 352.463.7075
 trokerealty@aol.com



Homesite - Trenton, FL
 832 NE 3rd Avenue
 Trenton, Florida 32693
 Gilchrist County
 Rachelson (Unrecorded), Lot(s) 4
 Tax ID: 16-10-15-0039-0000-0040
 0.272 Acres
 Latitude 29.61543
 Longitude -82.80984
Agent
 n/a
 n/a
 n/a
 n/a



Homesite - Trenton, FL
 E/S of SW 82nd Terrace
 Trenton, Florida 32693
 Gilchrist County
 Suwanee River ("SR"); West and Johnson's Addition to Wilcox Junction ("WJ"), Lot(s) 11, 14 & 15 of Block 9 of "SR"; 2, 25 and 26 of Block 9 of "WJ"
 Tax ID: 18-10-14-0027-0009-0110
 0.18 Acres
 Latitude 29.60950
 Longitude -82.94575
Agent
 Jean Troke
 Troke Realty, Inc.
 352.463.7075
 trokerealty@aol.com

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 FOR MORE AUCTIONS!**

MAY 16
 GEORGIA / FLORIDA
 PROPERTIES

MAY 23
 ALABAMA
 PROPERTIES

Terms and Conditions

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 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 prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

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 48 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: 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.

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 5 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 nonexclusive 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 ten (10) minutes of the auction the ending time of the auction for ALL properties will be extended for ten (10) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for ten (10) minutes.

Bid Increments: 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 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. 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.

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Seven Hills
AUCTIONS

Seven Hills Auctions, LLC
GA/FL Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326)
Auction License: GA: AUC003134, FL: AB3765
SC: Selling in Conjunction with Meares Property Advisors, Inc.
SC Auction Firm License 4109; Darron Meares, Broker in Charge



MEMBERS

MAY 9, 2019