

real estate

auktion

**2,425+ Acres Across
South Georgia and North Florida**

LIVE AND ONLINE BIDDING AVAILABLE

SATURDAY, MARCH 14, 10:00 A.M. EST

Auction Location: James H. Rainwater Conference Center
1 Meeting Place, Valdosta, GA 31601

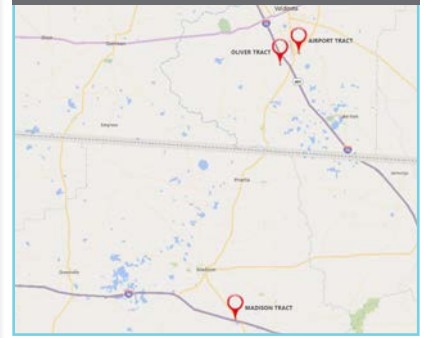
Seven  Hills
AUCTIONS

800.742.9165
7Hauctions.com

Seven Hills Auctions is pleased to present to you three distinct properties totaling over 2,425 acres across South Georgia and North Florida. This is a rare opportunity to acquire portions of larger tracts that have never been available to the public in such a manner. As a bidder you will have the opportunity to purchase individual tracts, a combination of the tracts of your choosing or properties in their entirety. This auction includes something for everyone with home-sites as small as 6 acres, timberland and commercial property. The owners of these properties are pursuing other interests and are highly motivated to sell these great land parcels.

Don't miss this incredible opportunity!

INTERACTIVE MAP
ONLINE AT 7HAUCTIONS.COM



MADISON TRACT: MADISON, FL

The Madison Tract is a 36.39± acre commercial property located in Madison County, Florida. The property features significant frontage along Interstate 10 and is located at a prime corner leading into the City of Madison.

GPS Coordinates

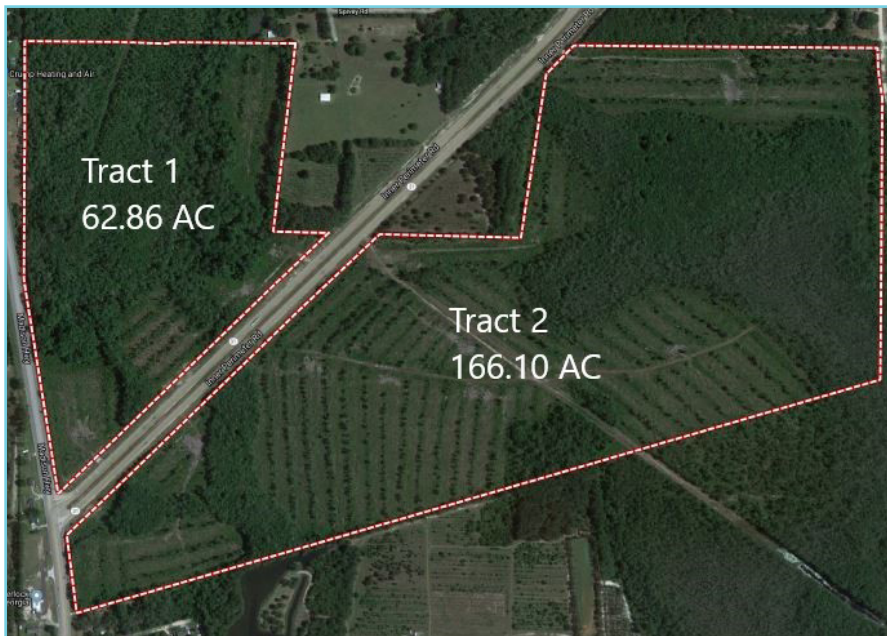
Latitude 30.397741, Longitude -83.363324



Opportunity
Zone



AIRPORT TRACT: VALDOSTA, GA



The Airport Tract includes 228.96± acres located in Lowndes County, Georgia. The property is located across the street from the Valdosta Regional Airport and has frontage on Inner Perimeter Road, Madison Highway and Lester Road. The property is being offered as a whole or divided into 2 tracts, 62.86 AC and 166.10 AC.

GPS Coordinates

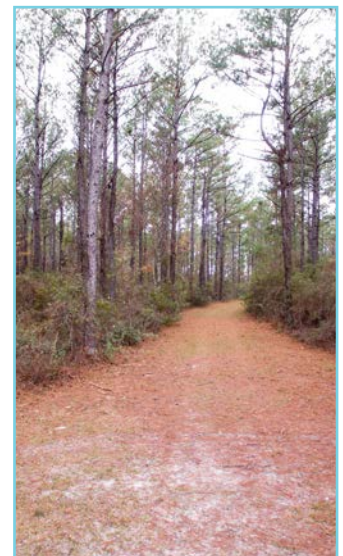
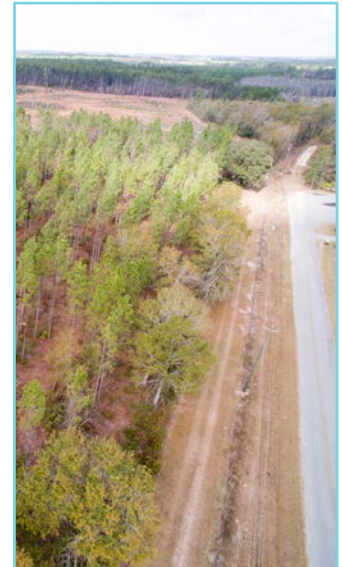
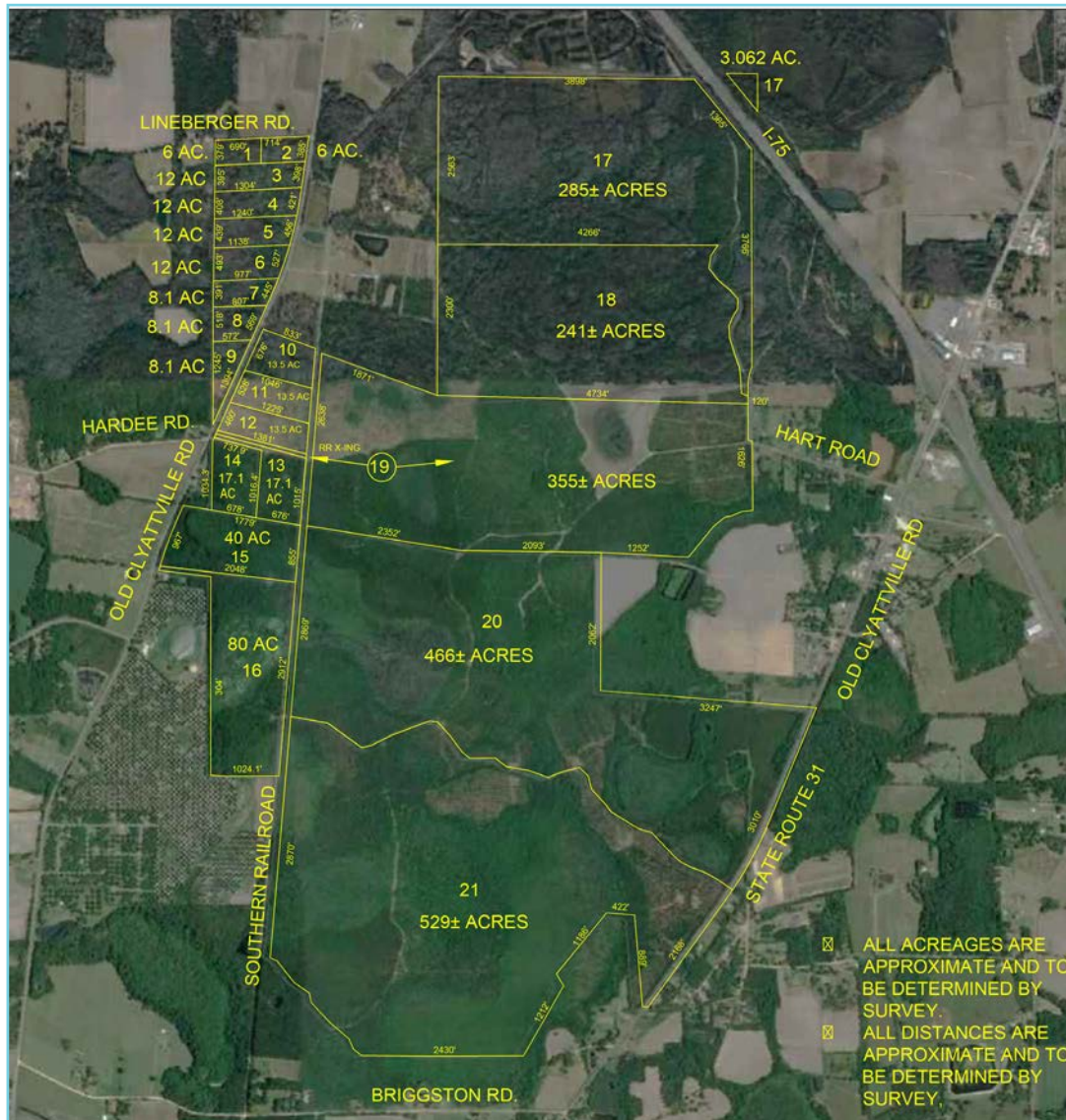
Latitude 30.773975
Longitude -83.266379

BUDDY LEE • 850.765.2353
MIKE LANSDELL • 912.409.0925



OLIVER TRACT: VALDOSTA, GA

The Oliver Tract includes 2,160± acres located in Lowndes County, GA. The property is being offered divided into 21 tracts ranging from 6 to 529 acres. The property will be offered in individual tracts, as combinations of tracts or as whole.



Lot Number	Tract	Acre±
2901	Tract 1	6
2902	Tract 2	6
2903	Tract 3	12
2904	Tract 4	12
2905	Tract 5	12
2906	Tract 6	12
2907	Tract 7	8.1
2908	Tract 8	8.1
2909	Tract 9	8.1
2910	Tract 10	13.5
2911	Tract 11	13.5

Lot Number	Tract	Acre±
2912	Tract 12	13.5
2913	Tract 13	17.1
2914	Tract 14	17.1
2915	Tract 15	40
2916	Tract 16	80
2917	Tract 17	288.062
2918	Tract 18	241
2919	Tract 19	355
2920	Tract 20	466
2921	Tract 21	529

GPS Coordinates

Latitude
30.749391

Longitude
-83.283146

Visit 7Huctions.com for more detailed information on each property.

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 site visit, necessary due diligence, inspections, as well as 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.

Auctioneer Authority: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

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.

Online Bidder - Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful online 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.

Live Bidder - Escrow Deposit & Contract Execution: A successful bidder at the live auction must execute the Purchase and Sale Agreement and remit an earnest deposit the day of the auction. 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. Earnest deposits may be made by wire transfer, cash, certified funds or a business or personal check.

Online Auction Registration: In order to be eligible to bid, participants must: (1) set up a bidder account at 7hauctions.com and (2) remit a bid deposit of \$5,000 to Seven Hills Auctions, LLC, no later than 3:00 P.M. on Friday, March 13, 2020, by wire transfer or certified funds. The bid deposit will be held in Seven Hills Auctions, LLC escrow account and will be applied to the winning bidders total escrow deposit due. For any unsuccessful bidders the bid deposit will be returned within five business days following the closing of the auction.

Live Auction Registration: Registration at the live auction will be open one hour prior to the start of the auction. A photo id or driver's license must be presented at the time of registration. If you are bidding on behalf of another party a notarized power of attorney must be presented during registration and completion of the contract. If you will be taking title in a company, trust or partnership you will need to provide documentation showing proof of signing authority.

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.

Survey (Oliver Tract 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 sells divided a final survey will be completed by Southeastern Surveying, Inc. The cost of the survey will be paid by the purchasers at a rate of 28 cents per liner foot with common lines split 50/50 between adjoining purchasers. A boundary survey of the entire property has been recently completed by Southeastern Surveying, Inc. The individual tracts contain estimated acreage amounts 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 no later than 1:00 P.M. EST on Friday, March 13, 2020. 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. Broker/Agents acting as a principal in the transaction are not eligible for a commission.

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, retain the bid deposit 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.

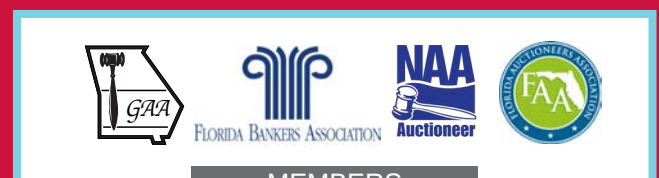
Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Technical Problems: The auction will be conducted using simulcast and 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. 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.



Seven Hills Auctions, LLC: GA/FL Broker: William C. Lee III (Firm: FL-CQ1057630; GA-77326)
Auction License: GA: AUC003134, FL: AB3765
Mike Lansdell (GA Salesperson License #360328)
Agent of KW Coastal Area Partners and Auction Coordinator of Seven Hills Auctions, LLC



MARCH 14, 2020