

online

auktion

Lake Park, Georgia

BIDDING ENDS WEDNESDAY, JUNE 15 & 16 NOON EDT

318± acres

Offered Divided in 15 Tracts,
in Combination or as
a Whole



Farmland • Homes • Waterfront Land • Equipment



Seven  Hills
AUCTIONS

800.742.9165
7Hauctions.com



Dear Prospective Bidders,

Seven Hills Auctions is pleased to present to you 318± acres located in Lowndes County, Georgia, as well as, farm equipment, implements and other items that have been part of this beautiful property. The property is located in the Lake Park, GA area, it features two large lakes, open pasture land, cultivatable land, single family homes, a bardominium and other improvements. This property is ideal for farming or future development opportunities and is only 12 miles from the central business district of Valdosta.

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, June 15 at Noon EDT for the real estate portion of the auction. Bidding for the equipment, implements and other personal property items will be on Thursday, June 16 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

Contact Information

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

Mike Landsdell, ALC
Seven Hills Auctions
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912.409.0925

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Seven Hills Auctions
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229.873.7101

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 Overview

The subject property is a 318± acre tract of land located in Lowndes County, Georgia. The property has excellent road frontage, 110± acres of tillable land, two single family homes, barns, a barndominium and approximately 34 acres in two main lakes. This incredible property is only 12 miles to downtown Valdosta, 78 to Tallahassee, FL and only 110 to Jacksonville, FL.

Auction Overview

Auction Ending Date: **Wednesday, June 15 at Noon EDT (Real Estate)**
Thursday, June 16 at Noon EDT (Equipment)

Auction Managers: Mike Lansdell
912.409.0925
mike@7Hauctions.com

Buddy lee
229.873.4211
buddy@7Hauctions.com

Brett Taylor
229.873.7101
brett@7Hauctions.com

Inspection: Your complete inspection of this report and the inspection of the property by your professionals prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection of the property.

Inspection Times: Sunday, June 5 & 12 from 2:00 P.M. to 4:00 P.M.

For personal tours contact Mike Lansdell (912.409.0925)



Auction Overview

Bidding Process:

Real Estate: The property has been divided into 15 individual tracts. As a bidder you may bid on individual tract(s), in combination of tracts or on the property in its entirety. Bidding will begin on May 18 and will close on June 15. If you have questions about the bidding process at any time please give us a call at 800.742.9165.

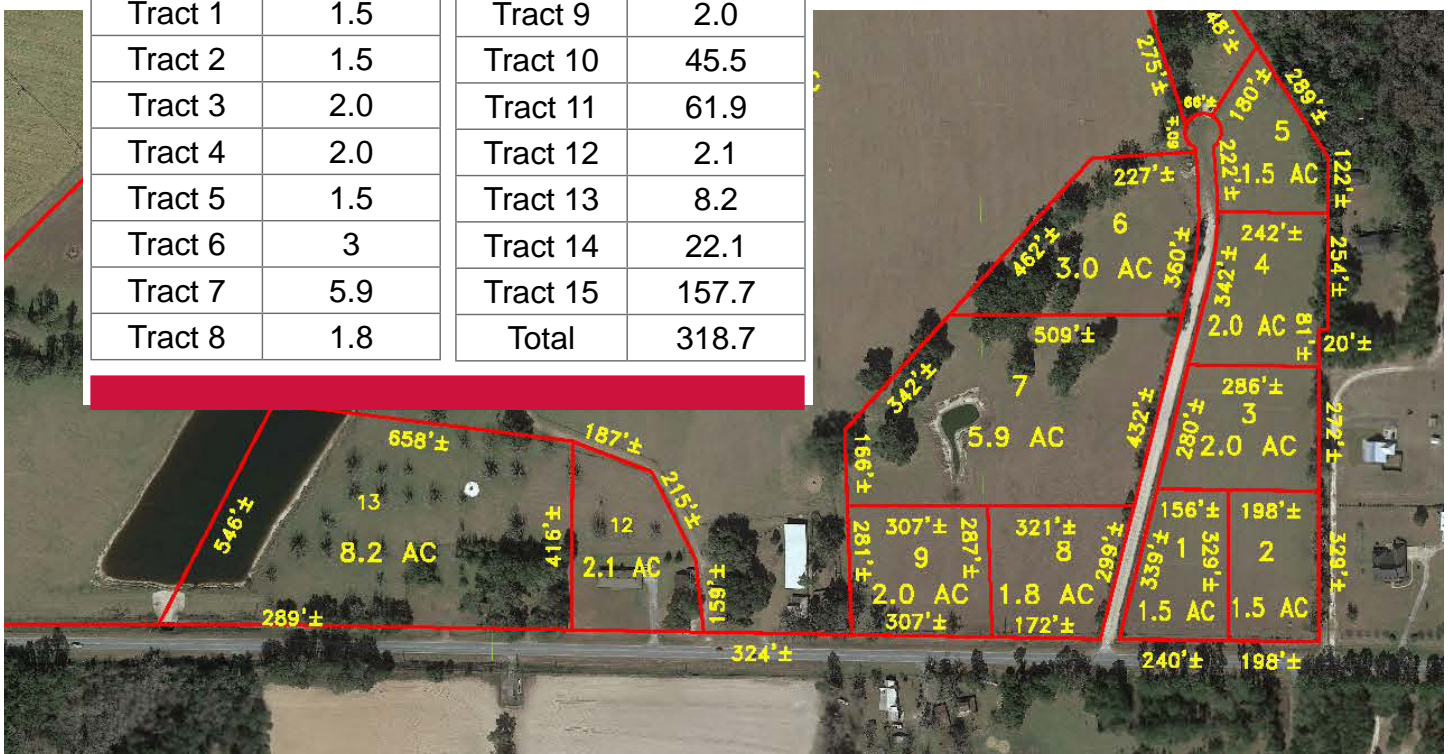
Equipment and Personal Property: This portion of the auction will be conducted using a timed online auction format. Bidding will open on May 25 and close on Thursday, June 16 beginning at Noon EDT. One item will close every two minutes.

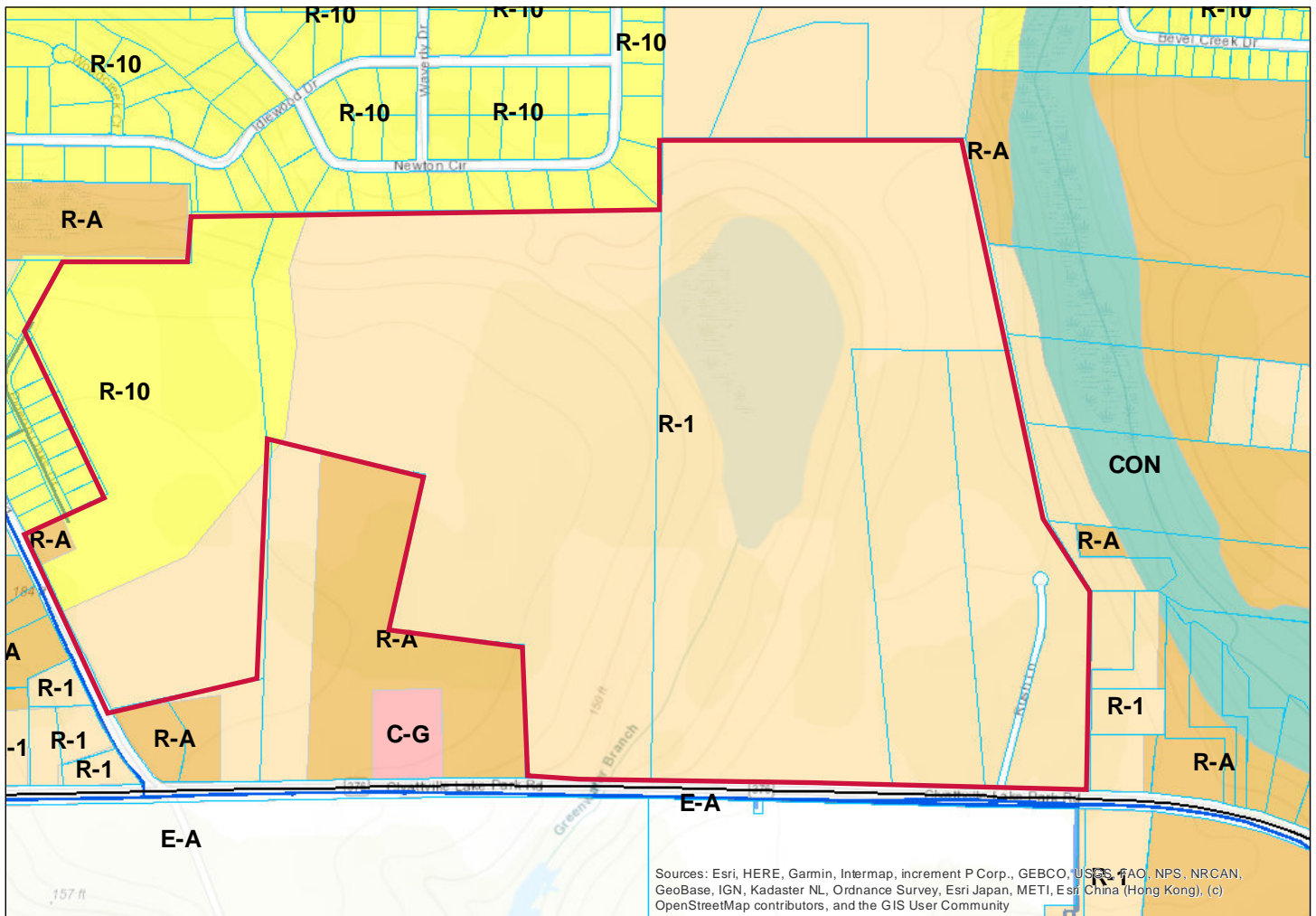
The auction terms and conditions are located at the end of this booklet and online at 7Hauctions.com. Do not bid unless you have read, understand and accept the terms and conditions of the auction.





Tract	Acres±	Tract	Acres±
Tract 1	1.5	Tract 9	2.0
Tract 2	1.5	Tract 10	45.5
Tract 3	2.0	Tract 11	61.9
Tract 4	2.0	Tract 12	2.1
Tract 5	1.5	Tract 13	8.2
Tract 6	3	Tract 14	22.1
Tract 7	5.9	Tract 15	157.7
Tract 8	1.8	Total	318.7





Date: 4/20/2022

Author: VALOR

Users should carefully consider the nature of these data and information before using them for decisions that concern personal or public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn or actions taken on the basis of this data and information are the sole responsibility of the user.

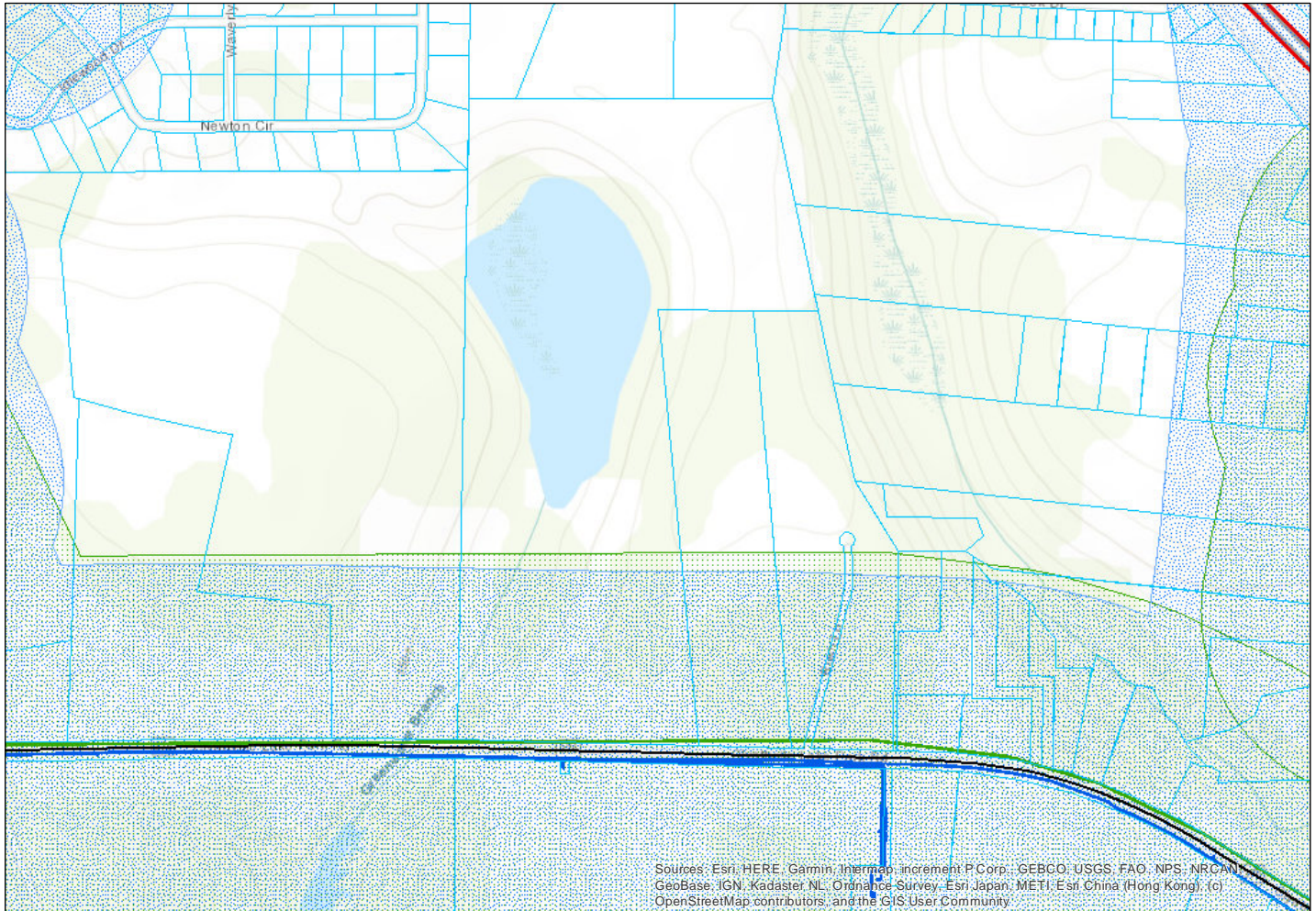
VALOR GIS Web Map



R-1, Low Density Residential (1 acre). This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.

R-A, Residential Agricultural District (2.5 acre). This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land.

R-10, Suburban Density Residential (10,000 square feet). This district is intended to provide locations for single-family dwellings on small individual lots, based on the availability of both community water and community sewerage systems to serve the development.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Date: 4/20/2022

Author: VALOR

VALOR GIS Web Map

Users should carefully consider the nature of these data and information before using them for decisions that concern personal or public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn or actions taken on the basis of this data and information are the sole responsibility of the user.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VaB	Valdosta sand, 0 to 5 percent slopes	101.16	31.57	0	30	3s
LaC	Lakeland sand, 0 to 8 percent slopes	78.82	24.6	0	24	4s
LwC	Lowndes loamy sand, 5 to 12 percent slopes	58.94	18.39	0	41	4s
Jo	Johnston loam	33.85	10.56	0	25	7w
W	Water	21.8	6.8	0	-	-
AdA	Albany sand, 0 to 2 percent slopes	14.56	4.54	0	29	3w
ChA	Chipley sand, 0 to 2 percent slopes	6.9	2.15	0	37	3s
Pe	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	4.37	1.36	0	31	5w
TOTALS		320.42(*)	100%	-	28.1	3.94

(*) 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

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



Topographic Maps



Infrared Map





Georgia
Lowndes

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3842

Prepared: 5/17/22 11:38 AM

Crop Year: 2022

Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
		2015 - 45

Farms Associated with Operator:
None

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
455.09	269.03	269.03	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW					
0.0	0.0	269.03	0.0	0.0					

ARC/PLC					
PLC SUP	ARC-CO CORN	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	31.9	29	0.00
SEED COTTON	12.0	1774	0.00
UNA GENERIC	3.0	0	0.00
Total Base Acres:	46.9		

Tract Number: 9007 Description

FSA Physical Location : Lowndes, GA

ANSI Physical Location: Lowndes, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Wetland determinations not complete

2015 - 46

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
169.77	105.25	105.25	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW			
0.0	0.0	105.25	0.0	0.0			

Owners:

Other Producers:



Georgia
Lowndes

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3842

Prepared: 5/17/22 11:38 AM

Crop Year: 2022

Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 9008 Description

FSA Physical Location : Lowndes, GA

ANSI Physical Location: Lowndes, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Wetland determinations not complete

2015- 47

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
285.32	163.78	163.78	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	163.78	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	31.9	29	0.00				
SEED COTTON	12.0	1774	0.00				
UNA GENERIC	3.0	0	0.00				
Total Base Acres:	46.9						

Owners: CARROLL, JAMES D JR

Other Producers: STUDSTILL, JUSTIN D
STUDSTILL, HAYNES M

DOWDY, RANDAL B
DOWDY, BRIDGET R



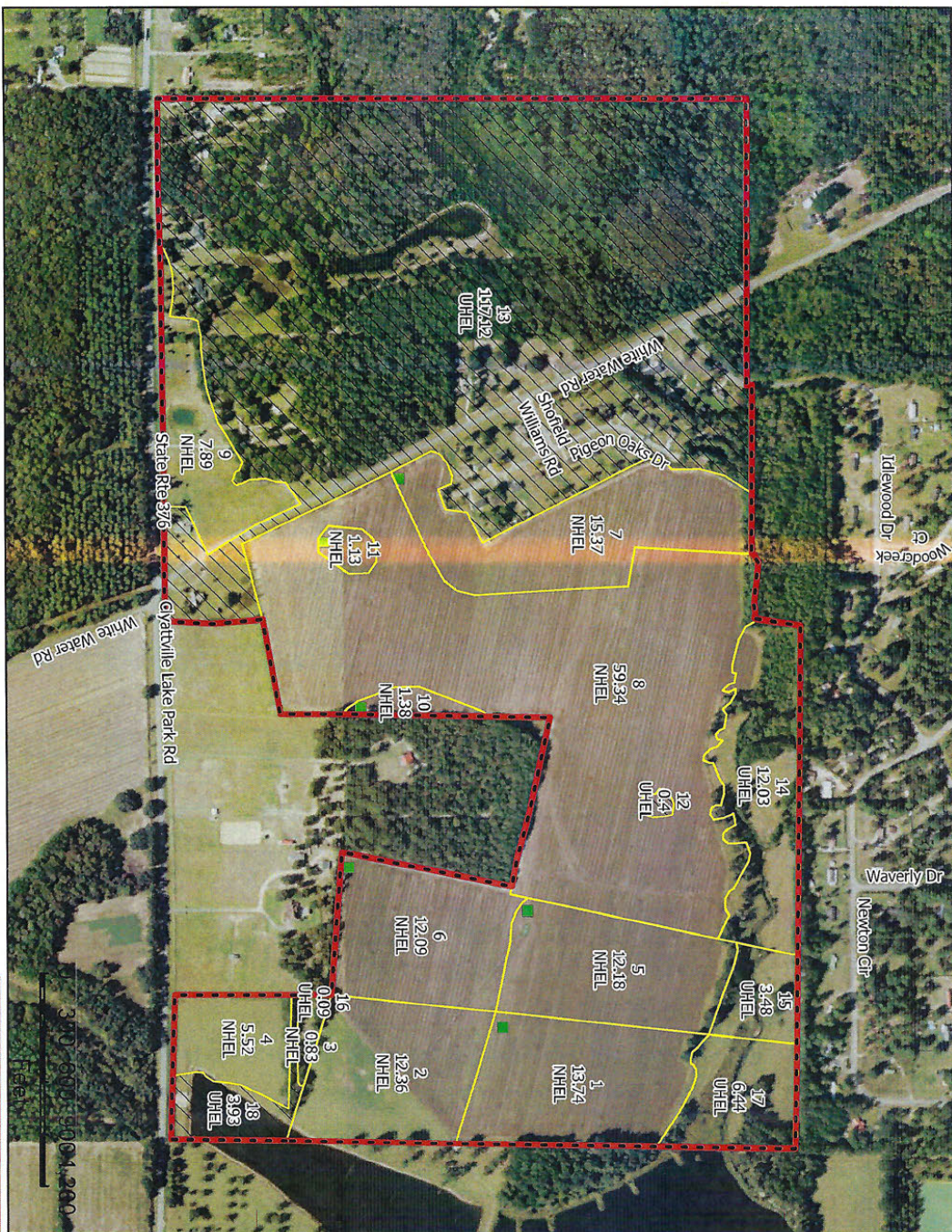
USDA
United States
Department of
Agriculture
2019 NAMP

Lowndes County
Georgia

Farm: 3842 Tract: 9008
-83.877° 33.29°

2022 Program Year
Date Expired 11/10/2021

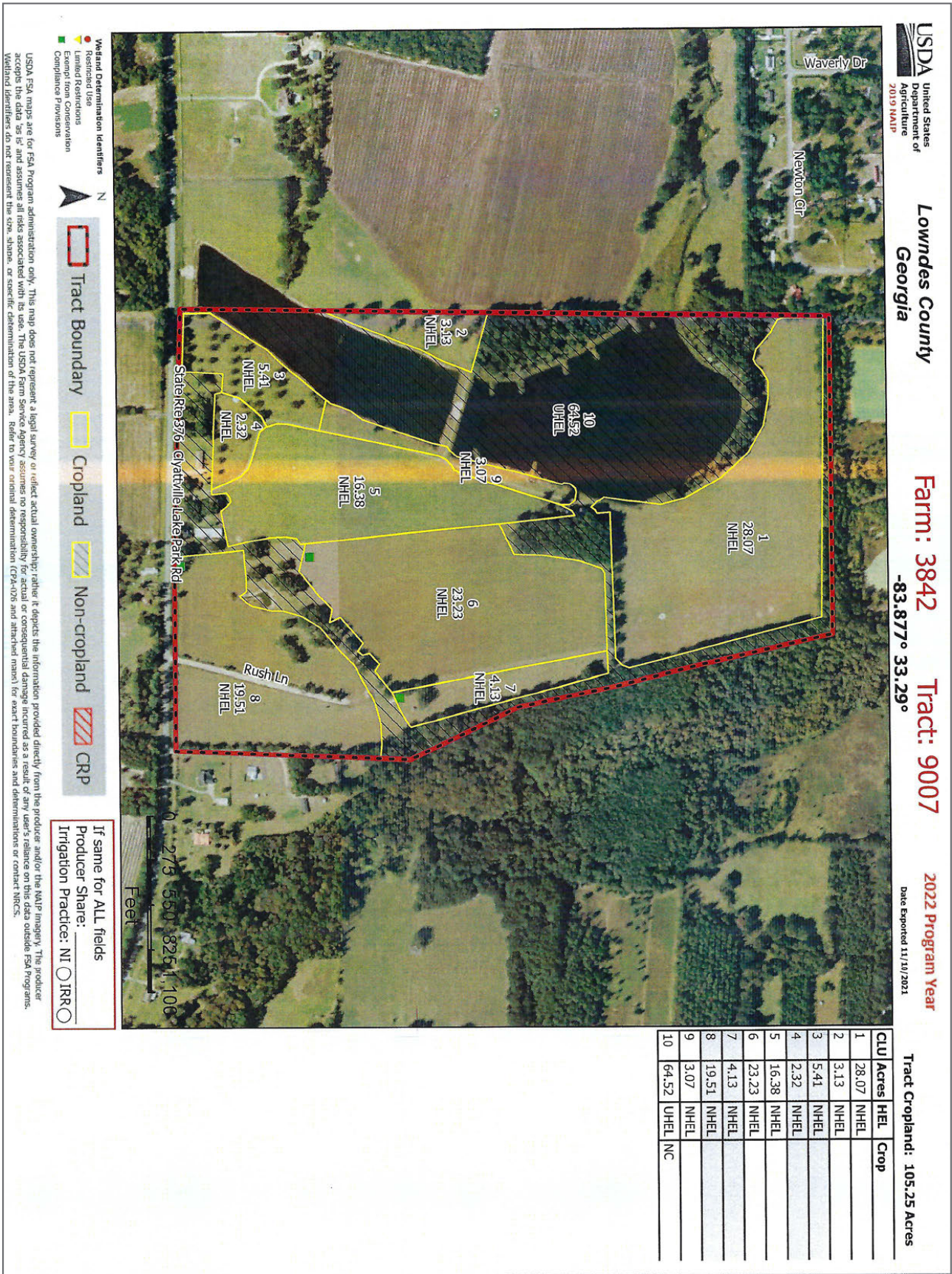
Tract Cropland: 163.78 Acres



CU	Acres	HEL	Crop
1	13.74	NHEL	
2	12.36	NHEL	
3	0.83	NHEL	
4	5.52	NHEL	
5	12.18	NHEL	
6	12.09	NHEL	
7	15.37	NHEL	
8	59.34	NHEL	
9	7.89	NHEL	
10	1.38	NHEL	
11	1.13	NHEL	
12	0.4	NHEL	NC
13	117.12	NHEL	NC
14	12.03	NHEL	
15	3.48	NHEL	NC
16	0.09	NHEL	NC
17	6.44	NHEL	
18	3.93	NHEL	NC

If same for ALL fields
Producer Share:
Irrigation Practice:

USDA NAMP maps are for FSA Program administration only. The map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or the NAMP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your critical determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.





Farm Lease (Tract 15 Only): Tract 15 of the property is currently under a farm lease until December 31, 2025. The farmer shall maintain all rights under that agreement through its expiration. New purchasers will be required to sign a contract provision agreeing to assume the rights of the lessor, to not disturb any crop and to allow the farmer access to the property. New purchasers will be entitled to prorations of rents for 2022 as of the date of closing. The irrigation pivots located on Tract 15 are not owned by the seller and therefore will not be conveyed to the new purchaser.

For a complete copy of the farm lease please contact Mike Lansdell 912.409.0925





Visit 7Huctions.com for individual tract photos, an interactive map and other details.



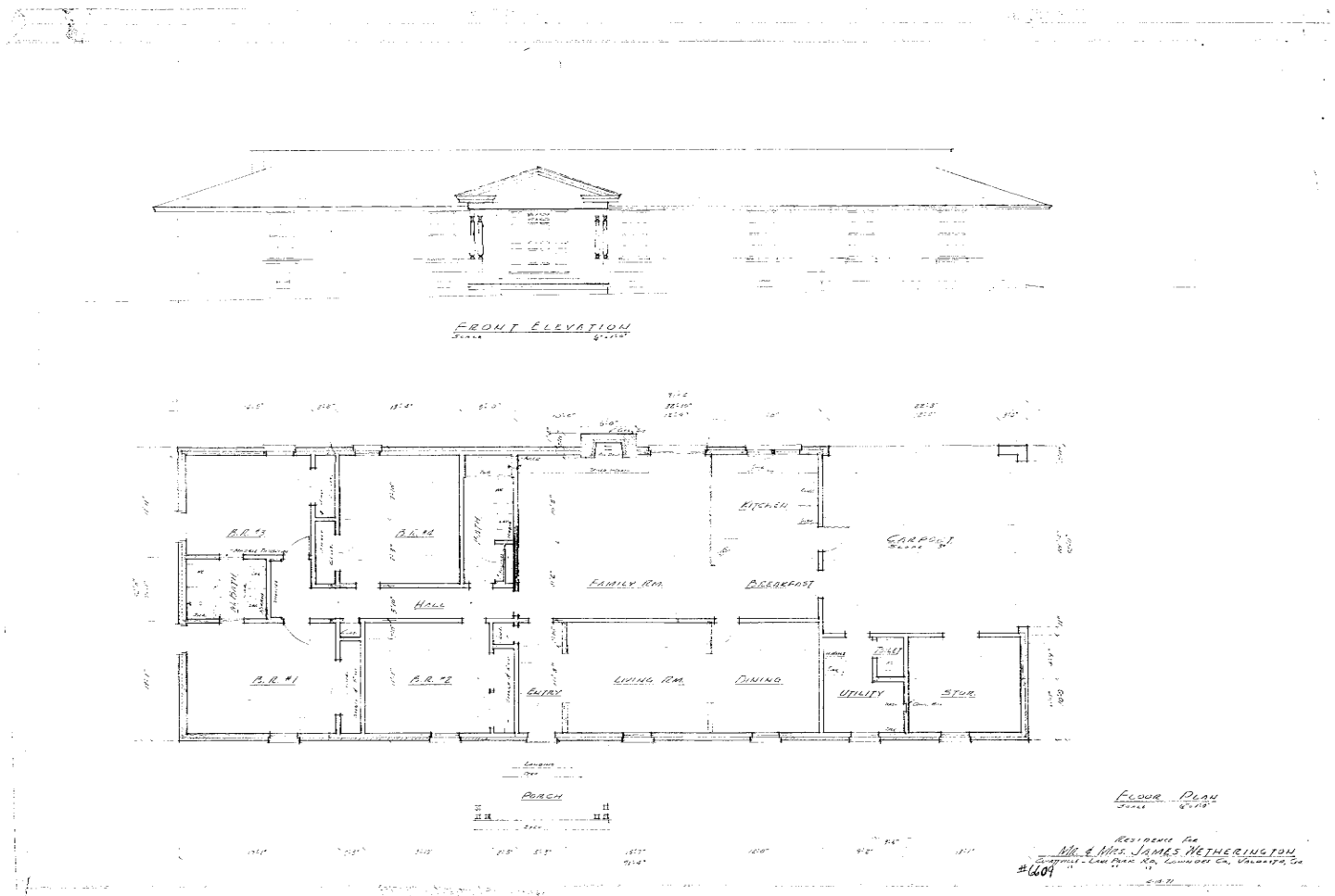


Property Photos





House Floor Plan





Equipment List

Lot #	Title
050	Kubota RTV X 900 Diesel VHTCX
051	3 Pt. Kodiak Hay Fork
052	Silver Edge 3pt Fertilizer/Seed Spreader
053	6 Disc Hay King Ripper
054	Ford 3 Row Turning Plow
055	3Pt Landscape Rake
056	Cat 416B Backhoe w/ Root Rake and Bucket
057	New Holland Power Star 75 w/ NH 655 TL Loader, Root Rake and Bucket
058	6' Box Blade
059	1991 Cross Equipment Sprayer Model: 104-4204
060	Grass Works Weed Wiper w/ Van's Pump, Model: L013711
061	Portable 12V Electric Sprayer w/ Wand
062	Ford 4000 Tractor, 2WD w/ 379hrs showing on Gauge
063	6' Bush Hog, Model: 286
064	15' Rino Bat Wing Mower Model: SR15N
065	5' x 12' Homemade Utility trailerw/ Side Bodies, No Title
066	Green Hay trailer w/ Wench, No Title
067	4' x 4' Homemade trailerw/ Side Bodies, No Title
068	Tuffline Harrow, Model: T4X924Z2SA
069	Alamo A84 Brush Mower
070	Fisher Marine Boat w/ Homemade Trailor
071	6 Misc. Chain Link Fence Gates Approx. 10' Each
072	8' Yellow Fiberglass Ladder, Missing Locking Arms
073	Misc. Contents of Barn
074	Stainless Steel Gate Frame, Approx. 16'
075	Brown Off Set Harrow, Model: 052-750
076	Tuffline Harrow, Model: TXX493222
077	Misc Fence Post and Wire
078	Down 2 Earth 8' x 5' Utility Trailor
079	16 Ft Goose Neck Livestock Trailor
080	Land Pride Hay Fork
081	2 Stainless Steel Tubs on Rollers
082	Ford 515 Sickle Mower
083	1991 TYE Seed Drill Model: 65U-4R-65000
084	Misc. Items Under Shelter
085	2 Stainless Steel Tubs
086	Misc. Items Under Shelter
087	Log Rack and Wood
088	2 Automotive Ramps, 2 Tires and Rims
089	Vigortone Ag Products Mineral Feeder





Equipment List

Lot #	Title
090	2 Steel Ramps
091	Misc Steel
092	9) 4" Valves & PSI Gauges
093	Misc. Wood and Contents Under Barn
094	Husqvarna Mower LTH 130
095	Hay Wagon
096	Hay Wagon (Red)
097	Stainless Steel Tub
098	3 Stainless Steel Tubs
099	2 Mineral Tanks
100	4 Mineral Tanks
101	20 Gallon Craftsman 4HP 120V Portable Air Compressor
102	Misc Contents Inside of Barn





Terms For Real Estate

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 for Real Property: 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 for Real Property: 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 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.



Farm Lease (Tract 15 Only): Tract 15 of the property is currently under a farm lease until December 31, 2025. The farmer shall maintain all rights under that agreement through its expiration. New purchasers will be required to sign a contract provision agreeing to assume the rights of the lessor, to not disturb any crop and to allow the farmer access to the property. New purchasers will be entitled to prorations of rents for 2022 as of the date of closing. The irrigation pivots located on Tract 15 are not owned by the seller and therefore will not be conveyed to the new purchaser.

Survey: Should all tracts be sold in its entity 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 \$0.28 per linear 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 for Real Property: 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 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 five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for three (3) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for three (3) 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.



Terms For Personal Property and Equipment

The following Terms and Conditions apply to all items 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 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 item prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

Condition of Item for Personal Property and Equipment: All items are being sold in "as-is" condition with no warranties expressed or implied. Seven Hills Auctions makes no representation as to quantity, condition, labeling or other such factors that describe the property. It is recommended that bidders inspect each item prior to bidding.

Buyer's Premium for Personal Property and Equipment: The successful Bidder will be required to pay a buyer's premium of 15% of the final bid price. The buyer's premium shall become part of the total purchase price in the bill of sale.

Sales Tax on Personal Property and Equipment: An 8% sales tax will be added to all transactions, unless a tax-exempt form is on file with Seven Hills Auctions prior to the ending of the auction.

Pickup/Removal: No items shall be removed from the premise without payment in full. All items must be removed on Friday, June 17 from Noon to 4:00 P.M. Any items not removed will be subject to a \$50 per day storage fee. If items are not removed within 5 days they will be considered abandoned and Seven Hills Auctions shall dispose of the items as it deems necessary. Shipping is not available for this auction. Local pickup only.



Terms For Personal Property and Equipment

Payment for Personal Property and Equipment: Upon conclusion of the auction invoices will be generated and Seven Hills Auctions will charge the full amount to the card on file. If your payment can not be processed in full it shall be paid in full at pickup on Friday, June 17. No items will be allowed to be removed until paid in full.

Extended Bidding for Personal Property and Equipment: All online auctions include an EXTENDED BIDDING feature. For this auction items will be staggered to close one item every two minutes. If a bid is placed on an item within the last two (2) minutes of the auction ending time for that specific item, then the bidding clock will extend for one (1) minute. Bidding will only close for that item upon reaching a two (2) minute period whereby no bids have been placed.

Bid Increments for Personal Property and Equipment: The bidding increments for all items will be as follows:

Amount Up To	Bid Increments
\$10	\$1
\$25	\$2
\$100	\$5
\$250	\$10
\$500	\$25
\$1000	\$50
\$2500	\$100
\$10,000	\$250
\$10,001+	\$500

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 items are being sold "As-Is, Where-Is" with all faults. The Auctioneer reserves the right to cancel the auction at any time, add items or delete items without notice. Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction or these terms and conditions. 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. 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: Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326; AL-C0001475030)

Seven Hills AUCTIONS

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JUNE 2022