

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: June 18, 2022; Land at 11AM and Equipment at 12:30 PM+/-

RANCH LOCATION - GPS address: 20 New River Ranch, Grantville (Coweta County), GA

RANCH SITE DIRECTIONS: From I-85, take Exit #35 onto Hwy 29, turn left, go to first right (Griffin Street), go 1.5 miles into Grantville. Turn right on Main Street, go to end of block, go straight across on Cooley St. Go .6 mile, turn left at fork onto Grandma Branch Road, go 1 mile (follow black board fence), ranch entrance is on right. It is 3 miles from 1-85.

AUCTION SITE: At and in the New River Ranch auction sale facility.

INSPECTION: Shown by private mutually convenient appointments any time or at the Open Houses Fridays and Saturdays June 3, 4, 10, 11, 16 (Thursday), 17 from 11AM to 6 PM. Call 800-482-0775 24/7

BUYER'S PREMIUM: Ten (10) percent buyer's premium will be added to the final bid on all sales. The contract's **final total is bid amount plus buyer's premium.**

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will accept your good check made out to closing attorney Parnell Odom, 45 Spring St., Newnan, GA 770-253-9885.

HOW SELLING: Real Estate sells subject to Seller's confirmation. Selling first- Parcel #3 -office, lake, out-buildings, modular home, in its entirety as one parcel. Remaining Parcels are bid per acre, bidders' choice. Auction order and how offered is at the sole discretion of the auctioneer, changes made from the auction box will supersede any other information, printed or spoken.

EQUIPMENT: SELLS ABSOLUTE. Will sell at 12:30 PM +/- . Catalog on website. Payment in full due auction day; will take your good check. No credit cards.

TAXES: Without a Ga. Gate card, Ga. Sales tax will be collected.

SURVEY: A survey is available.

CLOSING ATTORNEY: Parnell Odom, 45 Spring St., Newnan, GA; 770-253-9885. podom@woepa.com

CLOSING DATE AND POSSESSION: Closes on or within 30 days, possession at closing.

TERMS: See terms & conditions on website or in catalog.

NOTICE: Prospective buyers should contact auction personnel for appointments and additional information. The website has the bid/due diligence information, the catalog, terms and conditions, plats, a copy of the purchase contract you will be required to sign, photographs, videos and other valuable information. Auction personnel will also have this information on site.

WEBSITE: All auction information, with drone and virtual tour videos, are posted on The Auction Way website, and is updated as new info is available. **theauctionway.com**

CO-BROKERS: Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-broker's agreement is located on website and must be completed and turned in to auctioneers by Friday, June 17, 2022, by 5 PM.

BROKER/AUCTIONEER: Gerald A. Bowie, GAAULic#177, GA.RE.Lic#10146, Cell: 706-302-0302. Email: gerald@theauctionway.com. Mark Bowie, GAAULic#1045.

AUCTION SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706/315-8260, Penny Bowie 770/328-1480, Mark Bowie 706/302-6302 and Gerald Bowie 706/302-0302.

EQUIPMENT CONTACT: Paul McKeen cell: 706-594-2494.

THE AUCTION WAY COMPANY: 1607A Whitesville Street, or P.O. Box 1663, LaGrange, GA 30240.

Information / appointments

800/482-0775 (24/7)

theauctionway.com

706/884-3062

All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable but is not guaranteed. Announcements from the auction box take precedence over any prior written or oral information. Buyers are responsible for their final due diligence.

