

Real Estate  
**AUCTION**

**Rushland Farms**  
103 Fieldstone Terrace  
LaGrange, (Troup Co) Georgia

**Saturday,  
June 30th at 2:00 P.M.**

**Offering 284+/- Acres & 2 Homes  
Selling as 12 Parcels**

Auction Personnel On Site at Open House  
June 9, 12, 14, 16, 19, 21, 23, 26, 28 and 29  
2:00 P.M. to 6:00 P.M. or  
Mutual Appointment - Come Visit Us

**Visit [theauctionway.com](http://theauctionway.com)**

Virtual Tour Video, Drone Video, Photos,  
Plats, Real Estate Information



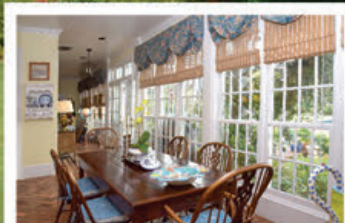
**ReMax  
Results**



The Auction Way Company  
P.O. Box 1663 - LaGrange, GA 30240  
Gerald A Bowie  
Broker/Auctioneer GA LIC #177

833 New Franklin Road, LaGrange, GA 30241  
Dawn Douglas 706/416-9338  
Rob Upchurch 706/523-0014

Call 800.482.0775 or Visit [www.theauctionway.com](http://www.theauctionway.com)





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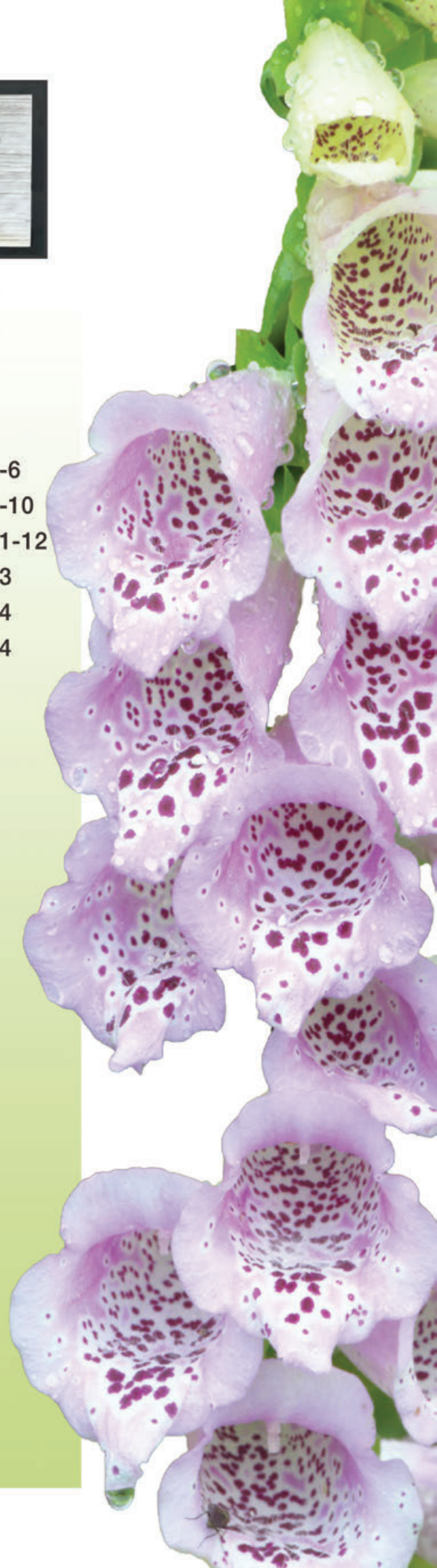


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INFORMATION/APPOINTMENTS  
800-482-0775 24/7 theauctionway.com





## AS A BUYER YOU SHOULD KNOW

**SALE SCHEDULE:** Saturday, June 30th @ 2:00 P.M.

**LOCATION - GPS ADDRESS:** 103 Fieldstone Terrace, LaGrange, Georgia (Troup County)

**AUCTION SITE DIRECTIONS:** (GPS 103 Fieldstone Terrace). On Teaver Road, go 1.4 miles to Planters Ridge, turn right on Planters Ridge Drive, go .04 mi., turn right on Fieldstone Terrace, then .01 mi. to entrance to Rushland Farms.

**INSPECTION:** June 9, 12, 14, 16, 19, 21, 23, 26, 28, and 29. Auction personnel will be on site from 2:00 to 6:00 p.m. Or for a mutually convenient appointment call 800/482-0775 (24/7).

**SURVEY:** A new survey has been completed. A fee of \$45.00 per acre on parcel purchased will be added to purchase contract, for new survey in Buyer's name.

**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 the contract price, buyer's premium and the survey.

**EARNEST MONEY DEPOSIT:** Ten (10) percent of contract price due auction day; we will take your good check. Make check out to Thornton and Graham, 200 Church Street, LaGrange, GA 30240.

**HOW SELLING:** Sells subject to owner's confirmation. Sale 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.

**TERMS, CLOSING DATE AND POSSESSION:** See Terms & Conditions on website or in bid package.

**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. Co-broker's agreement must be completed and turned in to auctioneers by Friday, June 29th at 5:00 P.M.

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

**FINANCING:** AgSouth Farm Credit, Greenville, GA 706/672-4285. Russ Stewart 706/977-9543.

**WEBSITE:** All auction information, with drone and virtual tour videos, are posted on TheAuctionWay.com.

**CO-BROKER:** ReMax Results, Dawn Douglas, 833 New Franklin Rd, LaGrange, GA 30240.

PH# 706/416-9338 and Rob Upchurch 706/523-0014.

**CO-BROKER/AUCTIONEER:** Gerald A. Bowie, GaAuctLic#177. Cell 706-302-0302.

Mark Bowie, GaAuctLic#1045. Cell 706/302-6302.

**SALE SITE PERSONNEL AND CELL PHONES:** Morgan Marlowe 706/315-8260, Dawn Douglas 706/416-9338, Penny Bowie 770/328-1480, Rob Upchurch 706/523-0014, Gerald Bowie 706/302-0302, and Mark Bowie 706/302-6302.

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

### INFORMATION / APPOINTMENTS:

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The  
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Gerald A Bowie  
Co-Broker/Auctioneer GA LIC #177  
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.*



## PARCELS GPS AND DRIVING DIRECTIONS

**TO ALL PARCELS:** From LaGrange Square, take Vernon Street to West Point Road for 4.5 miles, turn right on Teaver Road:

**Parcels 1 and 4 and Lots 7 and 8:** (GPS 113 Bridlewood Drive). On Teaver Road go 1.1 miles, turn right on Huntington Drive, go 0.6 mile, turn right to Bridlewood Drive, go 0.2 mile to end of street to the entrance into Rushland Farms Parcels 1 and 4 and Lots 7 and 8 and auction site. Parcel 4 may also have access via (GPS 127 Foxdale Drive).

**Parcels 2:** (GPS 103 Fieldstone Terrace). On Teaver Road go 1.4 miles to Planter's Ridge, turn right on Planters Ridge Drive, go 0.4 mile, turn right on Fieldstone Terrace, then 0.1 mile to entrance to Rushland Farms Parcel 2 and Lot 9.

**Parcels 5:** (GPS 147 Huntington Drive) On Teaver Road go 1.1 miles, turn right on Huntington Drive go 0.63 mile to deadend. Property is north at the very end of Huntington Drive.

**Parcels 6:** (GPS 102 Whitley Road) Coming from LaGrange, turn right on Fling Road right before Teaver Road. Go 1.75 miles to redlight (Roanoke Road and Whitaker Road) and turn left on GA Hwy 109, go west on GA 109 for 1.80 miles, turn left on Old Payne Road, go 0.08 mile turn left on Whitley Road, go to the deadend of Whitley Road to property.

**Lots 9, 10, 11 and 12 in Planter's Ridge Subdivision:** On Teaver Road, go 1.4 miles to Planters Ridge, turn right on Planters Ridge Drive, go 0.4 mile Lots 10 and 11 are corner lots.

**Parcel 3:** (GPS 231 Hill Rd). On Teaver Road go 0.7 mile, turn right on Hill Drive, go 0.5 mile to end of road to property. Buyer will need to put in a new drive and road to property; only passable by 4 wheel-drive now.

**Alternate Access to Property:** Parcels 1 and 2 may also be accessed at 214 Hearn Road. From Vernon Street turn right on Roanoke Road, go 2.5 miles, turn left on Hearn Road, go to end and entrance to Rushland Farms.

## INSPECTION / BIDDING

**YOU SHOULD KNOW:** "As a Buyer You Should Know" located on page 2. You should know "The Terms and Conditions" located on page 4. You should know the "Contract" you will be required to sign sale day, located at website or on request.

**INSPECTION / VIEWING:** Property may be viewed at open house or by appointments. Parcels are well marked; most of property is passable by your truck or 4-wheeler. Auction personnel are available to assist you and answer your questions. Let us! If you prefer, make a mutually convenient appointment and a staff member will take you on a private tour. Auction personnel will be at the property June 9, 12, 14, 16, 19, 21, 23, 26, 28, and 29, from 2:00 P.M. to 6:00 P.M., and other days and times by mutual appointments.

## AUCTION DAY

**Auction Site:** Will be open for your convenience and bidder registration from 11:00 A.M. until Auction Time. Updated information will be available and auction personnel will answer final auction questions. The auction will begin promptly at 2:00 P.M.

**BIDDING:** This will be a LIVE auction; come prepared to bid on parcel or parcels of your choice.

**ABSENTEE BIDDING:** If you cannot attend the live auction and wish to make a bid, you may leave a bid with the auction company or arrange a phone call during the auction to bid on the properties of your choice; see auction personnel.

**BE PREPARED:** Be prepared to bid on the parcel or parcels of your choice; have a first, second or more choices. Be prepared to sign the contract located at website or on request. Be prepared to write an earnest money deposit check (we will take your good company or personal check) in the amount of ten (10) percent of your final contract price made out to Thornton and Graham Law Firm.

### MILEAGE CHART FROM RUSHLAND FARMS

|                       |    |
|-----------------------|----|
| LAGRANGE .....        | 5  |
| NEWNAN .....          | 28 |
| ATLANTA AIRPORT ..... | 60 |

### INFORMATION / APPOINTMENTS

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**Real Estate**  
**AUCTION**

## TERMS AND CONDITIONS

**PARTIES:** ReMax Results/Rob Upchurch, agent, and The Auction Way Company/Gerald A. Bowie, Broker, both of LaGrange, Georgia, hereinafter called Auctioneers. Sellers/Owners are Jim and Deborah Bruce, both of LaGrange, Georgia, hereinafter called Sellers.

**REPRESENTATIVES:** Auctioneers represent the Sellers by separate agreements.

**DISPUTES:** The auctioneer will settle any disputes as to bids. Auctioneer's decision will be final.

**ANNOUNCEMENTS:** Announcements from the auction box will take precedence over the information received from any prior written or oral information.

**RESTRICTIONS:** Buyer will take title to any property purchased at the auction subject to: Any and all (i) zoning, easements, covenants, conditions, restrictions, leases, rights-of-way, reservations, and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the property; and (iii) all matters that are visible or may be apparent on the bid property itself.

**LIABILITY:** All persons who attend the auction do so at their own risk. Neither the Sellers nor Auctioneers nor any other person connected with the auction assume any liability, legal or otherwise, for any accident which may occur. Auctioneers are acting as selling agent only.

**SURVEY:** A new survey has been completed. A fee of \$45.00 per acre on parcel purchased will be added to purchase contract, for new survey in Buyer's name.

**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 the contract price, buyer's premium and the survey.

**TERMS OF SALE:** All Parcels sell subject to the Sellers' confirmation.

**REAL ESTATE EARNEST MONEY:** Ten (10) percent of total contract price as earnest money deposit is due the day of auction. We will take your good check; remaining balance in full due at closing. Escrow deposits will be placed in the escrow account of Thornton and Graham, 200 Church Street, LaGrange, Ga. 30240.

**CONTINGENCY:** There is no contingency for financing, nor any other contingencies. Property is selling "as is" with no warranties, express or implied, except for good title and free of all liens.

**CLOSING:** Closing on or within 30 days of auction by and at the office of Thornton and Graham.

**TITLE INSURANCE:** At the Buyer's expense.

**POSSESSION:** Possession of premises will be granted at the time of closing.

**TAXES:** To be prorated as of the closing date.

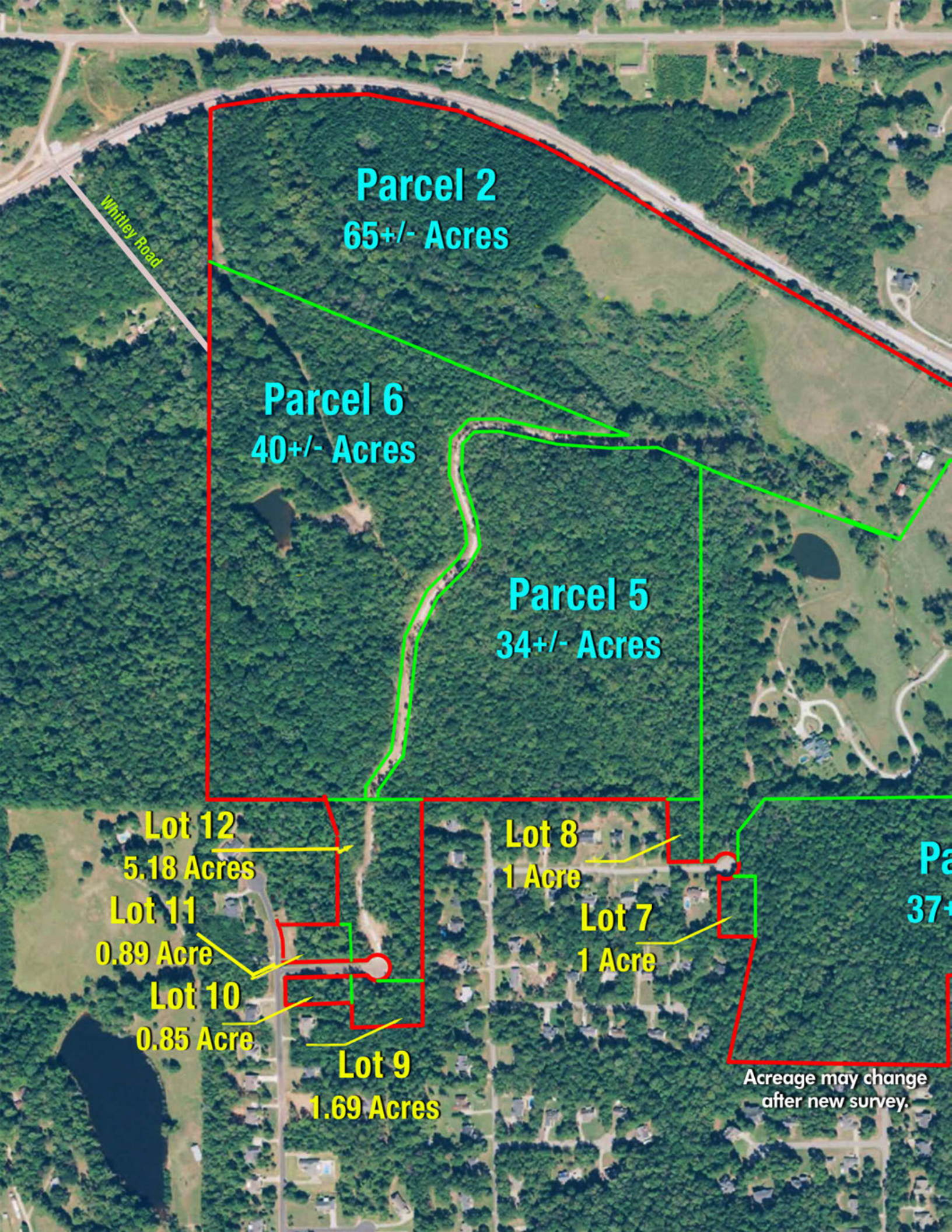
**GUARANTEE:** The property shall be auctioned and sold in its present "as is" condition, with all faults, and without any warranties or representations whatsoever except for a warranty of title in the deed from the Seller to each Buyer. The Warranty Deed from Seller to Buyer is to be executed by both Seller and Buyer, which deed shall specifically state that the bid property is accepted by Buyer in its present "as is" condition, with no warranties or representations whatsoever except for the warranty of title set forth in the deed.

**SALES CONTRACT:** A copy of the contract Buyer will be required to sign is located on our website or by request. This is a legal and binding document. Please review before bidding and be prepared to sign and have earnest money deposit of Ten (10) percent of contract total. We will take your good check, made out to Thornton and Graham, the day of the auction.

**ANNOUNCEMENTS:** From the auction box, auction day, will take precedence over any printed information contained herein and/or any other forms of advertisements.

**CONTRACT:** The real estate terms stated herein will form a portion of the contract between the buyer and the seller and are binding on both.

**ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WAS FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT INFORMATION IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR OWN FINAL DUE DILIGENCE.**



**Parcel 2**  
65+/- Acres

**Parcel 6**  
40+/- Acres

**Parcel 5**  
34+/- Acres

**Pa**  
37+/-

**Lot 12**  
5.18 Acres

**Lot 11**  
0.89 Acre

**Lot 10**  
0.85 Acre

**Lot 9**  
1.69 Acres

**Lot 8**  
1 Acre

**Lot 7**  
1 Acre

Acreage may change  
after new survey.

Real Estate  
**AUCTION**



0 500 1000  
FEET

**Rushland  
Farms**  
Est.  
1991

**Parcel 1**  
75+/- Acres

**Parcel 3**  
36+/- Acres

**Parcel 4**  
+/- Acres



The Auction Way Company

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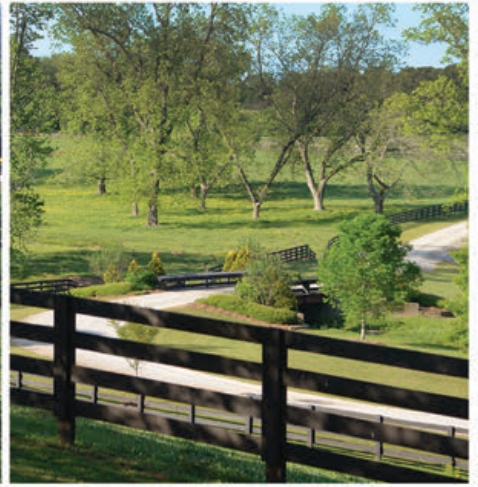
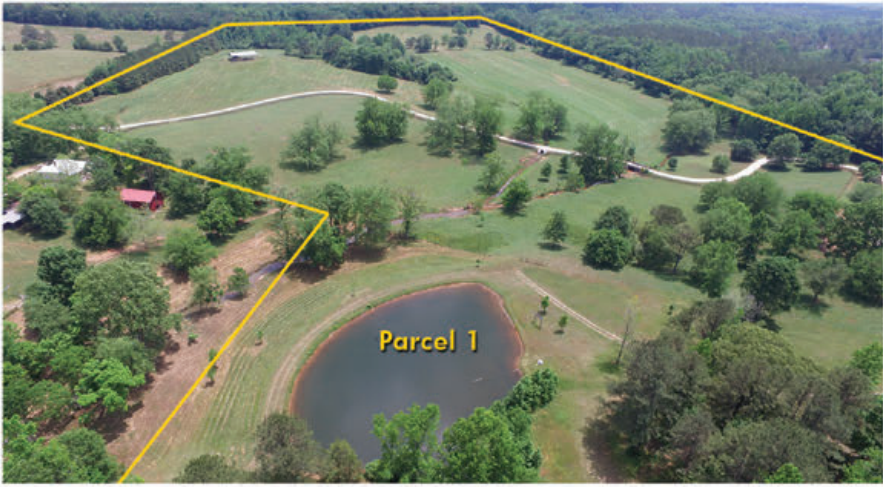
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## CO-BROKER DAWN DOUGLAS' DESCRIPTION:

This very private southern 8,200 square feet Virginia-style plantation home is 10 minutes from downtown LaGrange and 5 minutes from the regional hospital! The home's architect Frank Traylor and builder Ben Parham in 1993 used the finest materials including but not limited to southern American Mahogany siding; antique heart pine from Virginia and Greenville, Georgia area with antique brick from nearby Meriwether County. The property/home has been superbly maintained and is like new. 101 year-old guest house original to property restored 23 years ago and updated bathroom in 2014. Wildlife galore; ponds, fenced pasturelands; naturally wooded gently sloping terrain; creeks, bridges, with private roadways in and out of property. Indoor and outdoor living cannot be matched in this region of Georgia and Alabama.

## AUCTIONEER'S NOTE:

284 Acres of natural beauty, mature yards and landscaping unmatched, home is a MUST SEE. Selling in 12 parcels - open pasture, creeks, pond, wooded hunting, and building lots. Dr. Bruce bought outlying parcels to assure ample access and privacy. We have sold at auction 4 homes built by Ben Parham; he is truly a master builder. Come to the open house or call for a private appointment. We are here to help, LET US!!

## PARCEL 1 - HOME AND ACREAGE (GPS) 113 Bridlewood Dr. LaGrange, Ga. 30240

**OVERVIEW:** Immaculate Virginia farmhouse on approximately 75 acres of mostly open pasture, small lake, fenced and cross-fenced including black board, on the south side of the drive with hayfields and a 40' x 72' pole barn for hay on the north side. Main entrance will be at 113 Bridlewood Court. An additional entrance is available by easement from Hearn Road. Property has public water and underground utilities. Home is 8,214+/- s.f. Built in 1993 (per tax records). It is a combination of brick and Mahogany wood siding. The roof is a standing-seam metal roof with gutters all around. Functioning window shutters, with wood Thermopane windows. Pine flooring is reclaimed 6" heart pine from a cotton mill in South Carolina.

## FIRST FLOOR

**Entrance Hall:** Custom heart pine front door with transom and a storm door of heart pine and glass panels, 6" heart pine floors, paneled wall with chair rail, large crown molding, one chandelier and stairwell to 2nd floor. All wood finished natural.

**Family Room:** Open plan into the kitchen, floors 6" heart pine, sheetrock walls, heart pine beamed ceiling, fireplace with brick hearth (brick to the ceiling) and wood mantel, Cherry wood built-in cabinets with three can lights, ceiling fan, wood blinds and custom drapes on three transom windows overlooking the sunroom, double doors to foyer.



Kitchen

**Kitchen:** Recently renovated by SPLASH of LaGrange. Open plan into the family room, floors 6" heart pine, sheetrock walls, heart pine beamed ceiling, built-in custom heart pine wood cabinets, bricked vent with tile backsplash over Wolf commercial gas six-burner stove with flat grill and double ovens, 5 LED lights over stove Quartzite counter top with large single bowl sink, 6' x 9' Quartzite topped center island with built-in microwave with self closing drawers and Nutone food processing station on butcher block top working station with single brass sink, built in Subzero refrigerator/freezer and KitchenAid dishwasher. Wood trimmed windows overlooking sunroom, 2 large chandeliers over island, 12 can lights and 6 LED lights.

**Appliances:** Subzero Refrigerator/Freezer Drawer  
-M/BI36U/0, S/F4272961

Wolf Commercial Stove - M/DF4H6G-LP, S/18122012

Sharp Microwave Drawer - MKB6525PS, S/142841

Nutone Food processing station

KitchenAid Dishwasher - M/KDTE704DPA0,  
S/F42602340

8 KitchenAid Icemaker

**Master Suite Passage:** Floors 6" heart pine, painted sheetrock walls with crown molding and chair railing, 2-light chandelier, door to Jack and Jill bathroom.

**Master Suite-Bedroom:** Floors 6" heart pine, painted sheetrock walls with crown molding chair railing and ceiling fan. Closet converted to storage and small office enclosure with double doors, built-in shelving and desk, and door to sunroom.



*Master Bedroom Suite*

**Master Suite-Library:** Large opening from master bedroom, floors 6" heart pine, painted sheetrock walls with dentil crown molding and chair railing, painted built-in bookshelves on one wall, fireplace with wood mantel and marble hearth, 4-light chandelier and 4 can lights. Exterior door from master bedroom to outside front porch.

**Master Suite-Bath:** Double doors from master bedroom. Recently renovated by SPLASH in LaGrange. Floors 6" heart pine, painted sheetrock walls with chair railing and wainscoting. 2 single vanities with marble tops and large mirrors, walk-in shower with marble tile and glass door, jetted tub with marble surround, plantation shutters on window, brass fittings throughout. Toilet/Bidet room, linen closet, has a 2-light fixture and a window with wood blinds. Large walk-in closet with fluorescent lighting and built-in shelving.

**Bedroom 2:** Floors 6" heart pine, sheetrock walls with wallpaper, crown molding, chair railing with wainscoting, 2 windows with wood blinds, ceiling fan and 1 walk-in closet. Fireplace has gas logs (will burn wood), wood mantel with brick hearth and can light over fireplace. Entry from entrance hall is a short hall with a coat closet.

**Bathroom 2:** Jack and Jill style with one side opening to bedroom 2 and the other side to the passage into the master bedroom. Tile floor throughout. Bedroom side has sheetrock walls with wallpaper, chair rail with wainscoting, 1 window with wood blinds, single vanity with marble top, 2 vanity lights, 1 toilet. Shower room has sheetrock walls with chair rail; tub/shower is

fiberglass with tile walls. Passage side has sheetrock walls with wallpaper, chair rail with wainscoting, single vanity with marble top, 2 vanity lights.

**Entrance Hall from Carport and Garage:** "L" shaped, connecting carport, Laundry Room, Dining Room, Kitchen, Garage, and Bath 5. Back stairwell with heart pine wood treads. Floors 6" heart pine, sheetrock walls with crown, wallpaper, chair rail and wainscoting. Built-in hutch, heart pine door to carport, painted door to garage, opening to dining room, coat closet, 2 can lights and 1 fixture.

**Bathroom 5:** Floors 6" heart pine, sheetrock walls with wallpaper and chair rail, Kohler pedestal sink, marble tiled walk-in shower with glass door, 1 toilet, plantation shutters, 2 light chandelier and door to laundry room.

**Laundry Room:** Floors 6" heart pine, painted sheetrock walls, built-in storage cabinets, doors to bathroom 5, plantation shutters, storage closet and single light fixture.



*Dining Room*

**Dining Room:** Floors 6" heart pine, sheetrock walls with chair rail, wainscoting and wide crown molding, two corner cabinets, crystal chandelier, fireplace, gas logs with wood mantel and marble hearth, 1 can light over each corner cabinet and fireplace, wood blinds on windows with custom drapes, wide entrance to living room.

**Living Room:** Floors 6" heart pine, painted paneled wall around fireplace with gas logs, ornate mantel and marble hearth. Remaining walls are sheetrock with chair rail, large crown molding throughout, wood blinds on windows with custom drapes and spotlight over mantel.

**Sunroom:** Brick floor in herringbone pattern, sheetrock walls with crown, doors to the kitchen, family room and master suite, double doors with screen to the back patio. 12 custom, triple sash windows with wood blinds, 10 can lights and 2 ceiling fans.

**Garage:** 2-car garage with Epoxy painted concrete floor, wood paneled walls, 2 wood doors with 1/2 hp.



electric door lifts, fluorescent lighting, door to patio, utility/washroom with concrete floor, fluorescent light and laundry tub.

## **SECOND FLOOR**

**Staircase:** Staircase from entrance hall has heart pine treads, sheetrock walls with natural finished heart pine chair railing and wainscoting.

**Stair Hall:** "L" shaped with 6" heart pine floor, natural finished, heart pine chair rail, wainscoting and crown molding, 2 built-in bookcases – one on each side of dormer window, 1 can light and 2 wall sconces.

**Study:** Carpet, tray ceiling with crown shelf, built-in cabinets, chair rail with wainscoting, wood blinds, 4 can lights, three-light chandelier, door to back passageway hall.

**Bedroom 3:** Carpet, sheetrock wall with painted crown molding, chair rail and wainscoting, 1 dormer window and 1 regular window both with wood blinds, display shelf, 2 walk-in closets, 1 ceiling fan.

**Bathroom 3:** Floor 6" tile with tile base, sheetrock walls with crown and chair rail, single wood vanity, linen closet, tiled shower with glass door, 3 light fixtures.

**Bedroom 4:** Carpet, sheetrock wall with painted chair rail, crown molding, 1 dormer window and 1 regular window both with wood blinds, 2 walk-in closets, 5 can lights, 1 ceiling fan.

**Nook Closet:** Built-in shelving and drawers.

**Bathroom 4:** Tile floor, tile base, sheetrock walls, wallpaper, crown molding, single vanity and dressing table with marble tops, tub/shower with tile walls, dormer window with wood blinds and custom drapes.

**Hall Passage to Study:** Floor has carpet, sheetrock walls with chair rail and crown molding, 2 cedar closets, 2 light fixtures.

**Passage to Play Room:** Floor has carpet, sheetrock walls, chair rail, 2 can lights, 1 window with wood blinds, storage closet with built-in shelves and fluorescent light.

**Play Room:** Floor has carpet, 5' sheetrock knee

walls, 3 dormer windows and 1 regular window all with wood blinds, 2 can lights, ceiling fan and 2 storage closets.

**Back Staircase:** Heart pine treads, leads to back hall, sunroom, garage, bathroom 5 and back door.

## **EXTERIOR**

**Front Porch:** Measures 10'4" x 50', has a brick floor with a herringbone pattern, wooden handrails and 10' wide steps with brick walkway leading to the front parking area. On either side of the custom heart pine front doors are gas night-lights. 4 can lights in ceiling and 4 windows on the front porch.

**Master Bedroom Porch:** Measures 9'6" x 23', and has a brick floor with a herringbone pattern, wooden handrails and 5' wide steps off to the side. Gas night lights on either side of the entrance and two windows with shutters.

**Back Patio:** Measures 18' x 26', is made of brick, with a wooden pergola painted white across the top for shade.

**Carport:** A drive-through carport with an entrance to the kitchen side of the house provides easy drop-off and entry point. Concrete floor, wood ceiling and a sitting area with a brick floor in a herringbone pattern. Mature irrigated lawn, formal flower gardens, and hedge garden all professionally designed and maintained. Small pond on the property used for irrigation.

**Pool:** Gunite, rectangle 20' x 32' with a 4' slate rock apron.

**Poolhouse behind Garage:** Tile floor, sheetrock walls with wallpaper. Front room has counter with sink, GE mini refrigerator, wood cabinets with wood top. Bathroom #6 has a shower, toilet and sink.

**Pool Filter House:** 14' x 12' wood frame, brick exterior, Masonite pegboard-lined inside, and a metal roof. Pool filtered with a Diatomaceous Earth Filter System, Pentair Pump, and a Polaris pool cleaner.

**HVAC:** See attached sheet for descriptions, models and serial numbers.

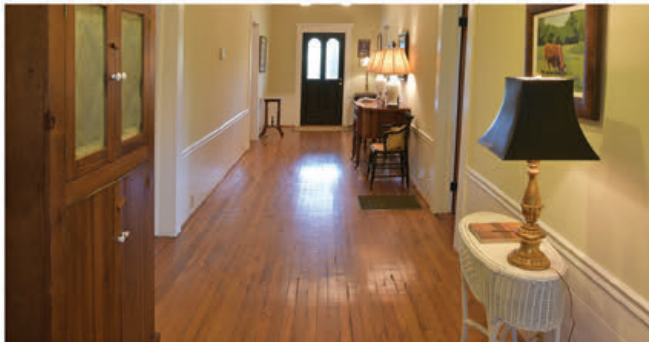


## PARCEL 2- FARMHOUSE AND ACREAGE

(GPS) 103 Fieldstone Terrace  
LaGrange, Ga. 30240

**Acreage:** Approximately 65 acres of wooded and open pasture, fenced and cross-fenced, including black board fencing, a planted pine field and Wilson Creek, with two barns and a well house. A new gated entrance on Lot 12 will serve as the main entrance off 103 Fieldstone Terrace. Lot 12 acreage will be included in the purchase of Parcel 2, they will be sold combined. A newly constructed driveway will cross over Wilson Creek to the farmhouse. An additional entrance is available from Hearn Road.

Home is 1,738+/- s.f. Built in 1918 (per tax records). Recently renovated typical dogtrot farmhouse layout with three rooms (total of 6) on each side of the center hall. 3 bedrooms, 1 bath with a living room and kitchen /dining area. 85' of porches along the front and side measuring between 8'3" and 10'6". Back deck is 24' x 8'. Lapboard siding with tin roof and gutters.



*Farmhouse Center Hallway*

**Hall:** Runs the entire length of the house down the middle with doors on each end. Pecan wood flooring milled on site, wood walls, chair-rail with wainscoting.

**Front Left Bedroom:** Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, one closet and heart pine 6-panel door.

**Living Room:** Heart pine flooring, wood ceiling chair rail with wainscoting. Plantation shutters with custom drapes, fireplace, heart pine 6-panel doors.

**Kitchen:** 9" x 18" tile floor, pine panel cabinets painted white, Formica counter tops, Kohler double sink, wood walls and ceiling, scuttle hole to attic.

GE Electric Range – M/BP24?P2WH,  
S/VF215091G

Electric Vent Hood

GE Dishwasher – M/GSD1350X70, S/LR778732B



*Farmhouse Kitchen*

Hot Point Refrigerator/Freezer – M/CTXY14CP  
GRWH, S/VF742548

GE Counter Microwave – M/JEM25DM1BB,  
S/900983

**Front Right Bedroom:** Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, and heart pine 6-panel door.

**Master Bedroom:** Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, one closet and heart pine 6-panel door and door to bathroom.

**Bathroom:** 9" x 18" tile floor, plantation shutters, pedestal sink, commode room with pocket door, shower/tub combo with fiberglass base and tiled walls, single vanity with marble top, laundry closet with panel box. Frigidaire stackable washer/dryer - M/FFLE2022MWZ, S/4E42106505

**HVAC:** Trane electric/gas combo unit, manufactured March 2011. M/4WCY4048B1000AA, S/111213041L. 250-gallon propane tank.

**Well House:** 11'4" x 5'6" textured concrete block with dirt floor and tin roof. New Gould's well pump installed in 2015, ¾ hp. model #10LS07412 set at 180' with 82 gallon Standard tank. Depth of well unknown; serviced by Dixie Well of LaGrange.

**Double Barn:** 28' x 40'6" two story barn with bottom story having 4 rough-framed stalls and concrete floor opening to pasture. Tin sides, metal roof, sliding door, and wood floor with hay drops to bottom floor.

**Cattle Barn:** 30' x 41' tin roof and sides, sliding doors, dirt floor with loft, vet supply room in one corner and storage room in another corner. Sheds off the back with concrete floors and cattle working pens, WW XL squeeze chute with palpation cage, and a Paul cattle scale. Barn and working pens have electricity and water.

## PARCELS 3-12 ACREAGE AND LOTS

**PARCEL 3:** (GPS 231 Hill Road). Wooded, 36+/- acres, power line along the south boundary, accessed at 213 Hill Road. Buyer will need to update the road, only 4 wheel passable now. There is a 4-wheeler trail cut in property for viewing.

**PARCEL 4:** (GPS 112 Bridlewood Drive). Wooded 37 +/- acres, main entrance accessed is from Huntington subdivision, 112 Bridlewood Drive, LOT 7. Lot 7 acreage will be included in the purchase of Parcel 4. May be accessed from from 127 Foxdale Drive. Road will need to be put in. Possible access to county water. Good timber and 3 creeks on property. There is a 4-wheeler trail cut in property for viewing.

**PARCEL 5:** (GPS 147 Huntington Drive). Wooded 34 +/- acres, accessed at the end of Huntington Drive. Road will need to be put in.

**PARCEL 6:** (GPS 102 Whitley Road). Wooded 40 +/- acres, accessed at by Whitley Road. Has a power line right of way to an old home site. Has a small lake. Road will need to be put in.

**BUILDING LOT 7 in Huntington:** 1 acre, (GPS 112 Bridlewood Drive). 2017 Taxes \$180.96. County water. Lot 7 acreage will be included in the purchase of Parcel 4. Lot 7 will serve as main entrance to Parcel 4.

**BUILDING LOT 8 in Huntington:** 1 acre, (GPS 111 Bridlewood Drive). 2017 Taxes \$180.96. County water.

**BUILDING LOT 9 in Planter's Ridge:** 1.69 acres, cul-de-sac lot (GPS 102 Fieldstone Terrace). 2017 Taxes \$241.29. HOA monthly fee: \$150.00. County water.

**BUILDING LOT 10 in Planter's Ridge:** 0.85 acre, corner lot (GPS 128 Planters Ridge Drive). 2017 Taxes \$241.29. HOA monthly fee: \$150.00. County water.

**BUILDING LOT 11 in Planter's Ridge:** 0.89 acre, corner lot (GPS 101 Fieldstone Terrace). 2017 Taxes \$241.29. HOA monthly fee: \$150.00. County water.

**BUILDING LOT 12 in Planter's Ridge:** 5.18 acres, cul-de-sac lot (GPS 103 Fieldstone Terrace). 2017 Taxes \$470.51. HOA monthly fee: \$150.00 County water. Lot 12 acreage will be included in the purchase of Parcel 2. Lot 12 will serve as main entrance to Parcel 2.

NOTE: (1) *Planters's Ridge Covenants Available On Request.*  
(2) *Acreage of parcels is subject to change with the new survey; will be accurate auction day. Taxes will change after the auction due to resizing the property into 11 parcels.*

*If qualified you may enter the property into an agriculture conservation easement to lower the taxes. Property is **not** now in an Ag Easement.*



*Building Lots 9, 10 and 11  
in Planter's Ridge Subdivision*



*Parcel 1, Lots 7 and 8 in cul-de-sac  
in Huntington Subdivision*



*Building Lot 10  
in Planter's Ridge Subdivision*



*Parcel 5 Entrance at the end of Huntington Drive*

# Real Estate AUCTION

| PARCEL       | BUYER                                | PRICE |
|--------------|--------------------------------------|-------|
| 1            | _____                                | _____ |
| 2            | _____                                | _____ |
| 3            | _____                                | _____ |
| 4            | _____                                | _____ |
| 5            | _____                                | _____ |
| 6            | _____                                | _____ |
| 7            | Included in the purchase of Parcel 4 |       |
| 8            | _____                                | _____ |
| 9            | _____                                | _____ |
| 10           | _____                                | _____ |
| 11           | _____                                | _____ |
| 12           | Included in the purchase of Parcel 2 |       |
| <b>TOTAL</b> | _____                                | _____ |

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