

AUCTION

26.434 Acres in Bartow County
448 Big Oak Tree Road, Adairsville, Georgia



This charming 2- story house is situated on 26.434 acres just off Adairsville Road. The property will be offered in combinations or as a whole. The Rogers have lived on this property since 1997 and have decided to downsize. We encourage you to inspect this property prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices!

Saturday, January 25th
11:00 A.M. Selling On Site

HM
**HUDSON &
MARSHALL**
AUCTION
MARKETING

George F. Willis,
Realty

LOT 1 - 12 ACRES

HOUSE

- 2 Bedrooms, 2 Baths Downstairs
- 2 Bedrooms, 1 Bath Upstairs
- 2,600± SF
- Large Kitchen w/ Dining Room and Bar

- Laundry Room
- Heart Pine Floors
- Brick Fireplace
- Mud Room w/ Sink
- Fenced Yard

- Roof 3± Years Old
- 3 Car Carport/Garage 24' x 30'
- City of Adairsville Water & Septic



DETACHED GARAGE/WORKSHOP

- 30' X 30' Workshop
- Wired for Air Compressor & Welder
- 6 Outlets - 220 AMP
- Slab w/ Drain and Sink
- Roll up Door



SHEDS & BARN

- 18' x 20' Metal Shed on Concrete Slab
- 10' x 12' Red Wood Utility Building
- 10' x 16' Red Wood Utility Building
- 25' x 30' Horse Barn w/ (2) 12' x 25' Lean tos
- 13' x 25' Barn with Power



LOT 2 - 14.434 ACRES

- Paved Road Frontage
- Septic Tank
- City of Adairsville Water
- Pasture
- Homesites



FOR MORE INFORMATION CALL RABORN TAYLOR III AT
770-382-0058 (Office) 678-313-5090 (Cell) or
STEVE SLOCUMB AT 478-957-4283

Adairsville Road (Hwy 140)

Lot 2
14.434 Acres

Lot 1
12.0 Acres

Big Oak Tree Road



CELL TOWER LEASE: There is an existing cell tower lease on lot one This lease DOES NOT transfer with the sale of the real estate and remains property of the current lessee. The lease can be viewed on our website www.hudsonmarshall.com Call Steve Slocumb 478-957-4283 or Raborn Taylor III at 770-382-0058 (Office) 678-313-5090 (Cell) with questions. *Cell tower easement is outlined in red on map.*



10761 Estes Road
Macon, GA 31210

Auction

www.HudsonMarshall.com

800-841-9400

**For More Information Visit www.HudsonMarshall.com or
Call Hudson & Marshall 478-743-1511**

TERMS & CONDITIONS

SALE SITE: The auction will be held on the property located at 448 Big Oak Tree Road, Adairsville, Georgia on Saturday, January 25th @ 11:00 A.M.

BUYERS PREMIUM: All real estate will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by Friday, March 7, 2025 at closing. The Seller reserves the right to extend the closing up to 30 days in order to complete any required survey or legal work.

CLOSING COSTS: The 2025 real estate taxes will be prorated. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, survey fees, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction. Leslie Vaughan Simmons located at 1105 N. Tennessee St. in Cartersville will be handling the closings.

SURVEY: If the property sells as a whole, it will sell by existing deed and survey. In the event the property sells divided a new survey will be required and will be an expense of the buyer and due at closing. Hudson and Marshall will appoint one surveyor to conduct all survey work and their fee will be based on a per foot basis sharing the cost of all common division lines. Call Steve Slocumb with any questions 478-957-4283.

INSPECTION: A Hudson & Marshall representative will be on site for open house Sunday, January 12th; Sunday, January 19th and Friday, January 24th from 1:00 until 5:00 P.M. or you can make an appointment with Raborn Taylor III at 678-313-5090.

BROKER PARTICIPATION: A 3% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. Registration forms can be obtained from our website www.hudsonmarshall.com or call 478-743-1511 to have a copy emailed or faxed. All registrations are due by 5:00 P.M. Friday, January 24th. Commissions will be paid if and only if the property closes. A commission on a property will be paid only to the first broker registering a prospect.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. The land, home, outbuildings, and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Seller does not warrant any electrical, water, septic system, plumbing, HVAC, structural, termite infestation, any prior or existing lead base paint, physical suitability for particular use and/or future use of the improvements or the property. The Seller conveys only marketable title free and clear of liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. All real estate sells subject to the acceptance of the high bid by the Seller.

LICENSE INFORMATION: GAL Asa M Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274