

ON-LINE AUCTION

131± ACRES

IN BEAUTIFUL NORTH GEORGIA

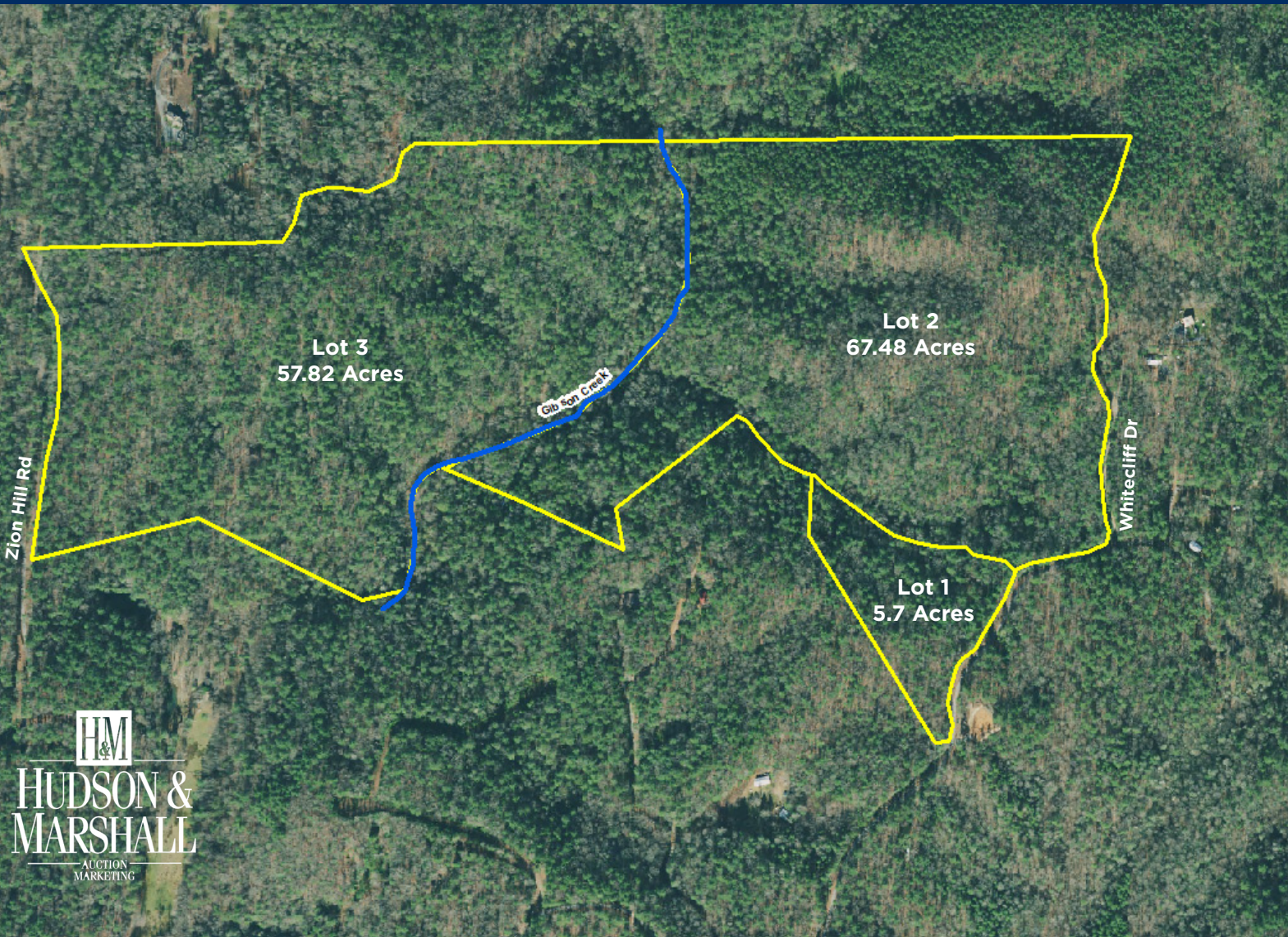
Offered Individually, In Combinations Or As A Whole

- ◆ 8 Miles North of Ellijay in Gilmer County
- ◆ Great Interior Roads
- ◆ Electricity and County Road Frontage
- ◆ Lots 2 & 3 Join Cherokee National Forest
- ◆ Old Growth Timber and Hemlocks
- ◆ Soil Survey Completed
- ◆ Wildlife, Perennial Creek and Waterfalls
- ◆ 3% Broker Co-Op Available

ON-LINE BIDDING

OPENS Tuesday, October. 22nd @ 9:00 A.M.

STARTS CLOSING Thursday, October 24th @ 2:00 P.M.



TERMS

ONLINE BIDDING INSTRUCTIONS: The H&M Online Auction begins Tuesday, October 22, 2024 at 9:00 A.M. (EST) and begins closing Thursday, October 24, 2024 at 2:00 P.M. (EST). See website for combinations available. The window for the auction will extend for two (2) minutes as long as there is active bidding. If there are no bids within 2 minutes, the auction will end. Bidders who cannot be available at that time can set a maximum bid on the property. The system will bid on your behalf as much as necessary to maintain your position as high bidder, up to your maximum bid amount. Bidders must have a MyH&M account to bid. Internet connection required. See the "register to bid" button to get started. If you need assistance with registration or have questions in regards to the online bidding process, please call Hudson & Marshall at 800-841-9400 for assistance.

EARNEST MONEY: The successful bidder will be required to pay 10% of the total purchase price down as the earnest money binder.

TERMS OF SALE: Bidders will be notified no later than 5:00 P.M. Thursday, October 24, 2024 if their bid is accepted. If the bid is accepted, the Purchase and Sale Agreement will be emailed for execution. Contracts must be signed and returned to Hudson & Marshall no later than Friday, October 25, 2024 by 5:00 p.m. with the 10% earnest money binder. The earnest money can be in the form of a check or wire transfer. Hudson & Marshall will provide wiring instructions upon notification.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. (Example: If the purchaser bids \$100,000, then we charge 10% (\$10,000) for a final purchase price of \$110,000.

See Website for Complete Terms & Conditions of the Auction



10761 Estes Road
Macon, GA 31210

www.EllijayMountainLand.com
Or Call Steve Slocumb
478-743-1511 (o) or 478-957-4283 (c)

AM Marshall IV #1605, RS Slocumb #3512, H&M #274