

AUCTION

* REAL ESTATE *

10 am SATURDAY FEBRUARY 20, 2010

Laurens (Dublin) County, Ga.

✦ ✦ **760 acres +/-** ✦ ✦

Property Features- ✓ 760 acres ✓ Woodlands ✓ 2100' of Paved (Buckeye/ CO 520)Rd frontage ✓ Residential/Recreational/Hunting/Investment ✓ 10,000' of Oconee River fftg. w/several large river bluffs ✓ Several Lakes
✓ Merchantable timber ✓ Selling in tract or as a whole. (Co map 175A par 008)

Terms: 20% of your payment day of Auction, balance due net 30 at the closing. (be sure to contract your lender prior to the Auction - *Some owner financing may be available.

Location: From downtown (Courthouse) Dublin, Ga. go northeast 1.6 miles (towards E. Dublin) on US # 319 to County Rd.#520 aka Buckeye Rd., (Rite Aid the left) turn left (north) go 3 miles and you will see the AUCTION property on the left. Watch for auction signs.....

Buyer Note: We are pleased to offer this choice property at Auction . It features Oconee river frontage, a large lake, woodland, home site, and recreational. This is a great opportunity for someone to purchase a property that has many uses, and is near town. DON'T MISS THE SALE. The owners has ordered it sold. If you have been looking for an alternative place for your money, then please be at this auction. Even in this slow economy, history tells us your money will grow up to five times the rate of bank CD's. Thanks JTH..

10% Buyers Premium Added to all Sales



Call for Auction info and your personal on-site inspection

HANSFORD

Realty & Auction Co.

Waycross, Ga.

Ph 912 285 5687 or 1 800 962 5715

Auction Site (day of sale) 912 337 5687

www.hansfordrealauction.com

Buyer's Note: A personal on-site inspection of the Real Estate is Required. Buyers are advised to conduct an independent (Due Diligence) investigation, environmental study, etc of the auction property prior to bidding. Entry by buyer for inspection/auction shall be at buyer's sole risk. All real estate is sold "AS IS - WHERE IS " w/ any & all faults. Information was gathered from reliable sources and is believed to be correct, however it is not guaranteed. All announcements made at the auction take precedence over all other advertisings. All area are estimated and not guaranteed. Buyer is responsible for any survey needed to close. SOLD by General Warranty Deed. Buyer agrees to pay the bid price plus a 10% buyer Premium (BP) GAL # 254 "Tell a Friend about this Auction " Auction since 1975

