

# AUCTION

\* REAL ESTATE \*

10 am SATURDAY DECEMBER 19, 2009

Ware (Jamestown area.) County, Ga.

✦ ✦ **1170 acres +/-** ✦ ✦

✓ **Sell Site: Waycross Holiday Inn**


Property Features- ✓ 1170 acres ✓ Woodlands ✓ Paved County Rd access Great Hunting / Recreational ✓ 6 Miles Satilla River fftg. ✓ 950 ac in Merchantable timber ✓ 100 ac sand hill ✓ Selling in tract or as a whole ✓ Several tracts selling regardless of price. ( Co map O24 par O24A & O34C O2 par O27 & O35A par O09 )

Terms: 20% of your payment day of Auction, balance due net 30 at the closing. ( major ag lender Ag South, Blackshear, Ga. 912 449 4701 - \*Some owner financing will be available.

Location: From Waycross go north on Business US #1 to the Alma/ Jamestown split, stay right on the Jamestown (SR 1918 )Rd. to the County Boat ramp/Pebble Hill Rd. Auction property will be on the right and left just past the before mentioned area. Watch for auction signs.....

Buyer Note: We are pleased to offer this choice woodland / recreational tract. It is basically a recreational tract, however it does have several home sites. This is a great opportunity for someone to purchase a home site / a sound investment/ or a hunting/ recreational tract, so don't miss this 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 a 5 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.

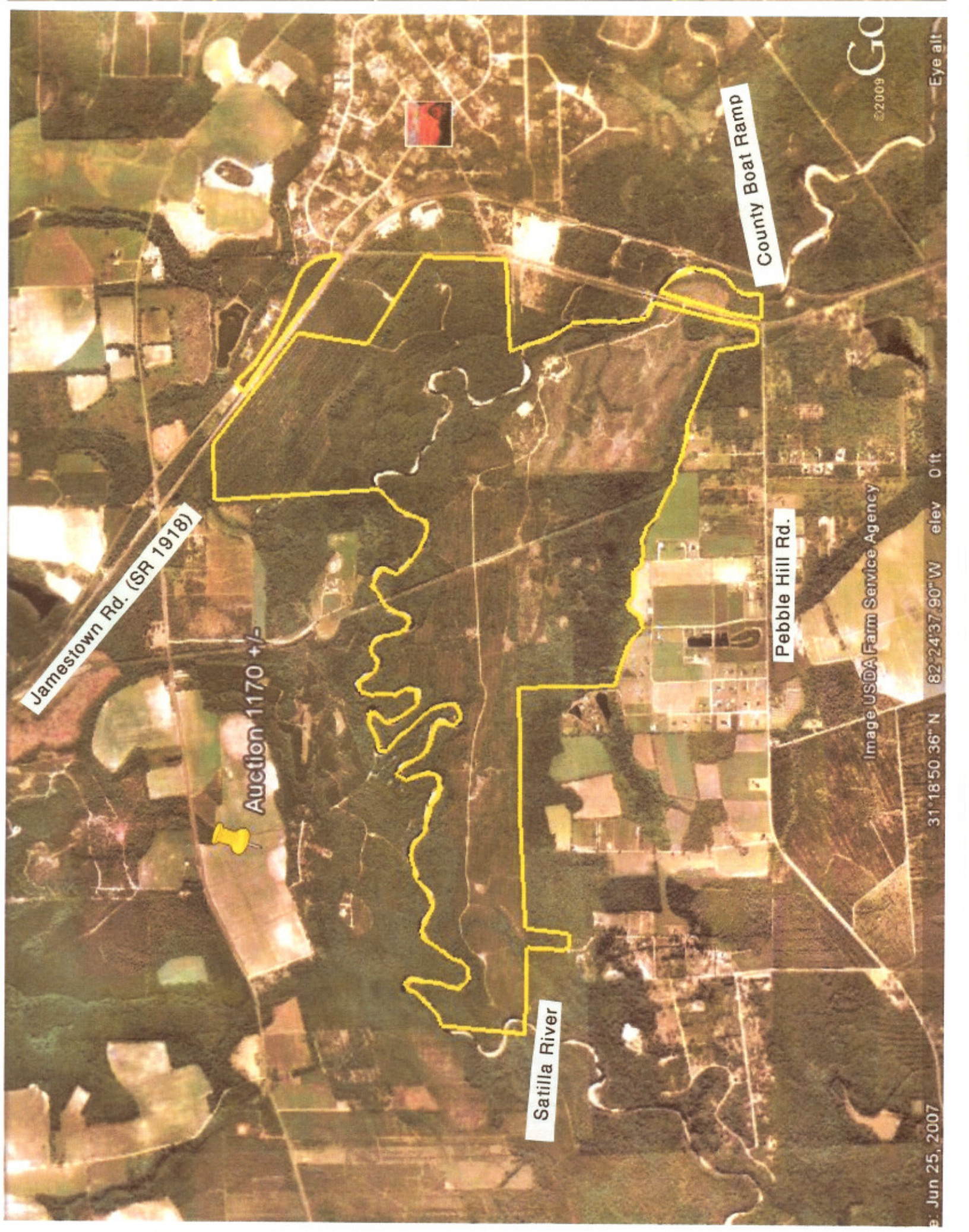
Waycross, Ga.

**Ph 912 285 5687 or 1 800 962 5715**

Auction Site ( day of sale ) 912 337 5687

[www.hansfordrealauction.com](http://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



Jamestown Rd. (SR 1918)

Auction 1170 +/-

Satilla River

Pebble Hill Rd.

County Boat Ramp

GO  
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Jun 25, 2007

31°18'50.36" N 82°24'37.90" W elev 0 ft

Image USDA Farm Service Agency

Eye alt