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ts2 | Fri | Sat | Thu | Fri | Sat FEBRUARY 2013

H-46050; Rex D. Schrader Broker #262740

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al Estate and Auction Company Inc.

Columbia City, IN 46725 P.O. Box 508, 950 N. Liberty Dr.

Americus, GA

## Held at the Lake Blackshear Resort & Golf Club - Cordele, GA HURSDAY, FEBRUARY 21 · IOAM EST

150 Miles South of Atlanta • 13 Miles West of 1-75

Sumer County, Ocorda

### & CONDITIONS AUCTIONTERMS

compete. The property will be sold in the manner resulting in the highest total the Auctioneer. Bids on tracts, tract combinations and the total property may bidding on all tracts and combinations during the auction as determined by any combination of these 15 tracts, or as a total unit. There will be open PROCEDURE: Tracts 1 through 15 will be offered in individual tracts, in

then cash or a personal check will be accepted for the registers with the Auction Company on or before Thursday, February 14, the day of auction with the balance in cash at closing. If the bidder preno themyeq nwob as sored bid betrees and no file and no file and no not the accepted bid betree as down payment on sale price.

UPON FINANCING, SO BE SURE YOU HAVE auction day. YOUR BIDDING IS NOT CONDITIONAL personal check for the balance of the down payment on bidder must present a \$25,000 cashier's check with a or guarantee will be required with a personal check, OR the bidder does not pre-register, a bank letter of credit egistration form or visit www.schraderauction.com). It -ond a not vnedmo. Company for a pre-

Offered in 15 Tracts

SHAN

nto purchase agreements at the auction site immediately following the close APPROVAL OF BID PRICES: All successful bidders will be required to enter CASH AT CLOSING. ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING

of the auction. The auction bids are subject to the acceptance or rejection by

DEED: Seller shall provide Special Warranty Deed(s) the Seller.

esbousibility of the Buyer. or ritle insurance or any lender's Title Insurance, said costs shall be the insurance prior to the auction. If Buyer elects to purchase an Owner's Policy EVIDENCE OF TITLE: The Seller shall provide a preliminary policy of title

POSSESSION: Possession is at closing, other than on the home on Tract 9. and Buyer shall share 50:50 the cost of closing. thereatter as applicable closing documents are completed by Seller. Seller CLOSING: The closing shall take place by March 21, 2013 or as soon

the amount of at least \$1,000,000 combined single limit. purchase contract, which will require general liability insurance coverage in must sign an addendum for pre-closing possession at the time of signing the with such activities. If Buyer elects to take possession prior to closing, Buyer prior to closing, Buyer will assume all responsibility and risks in connection closing, including tillage for spring planting. If Buyer elects to take possession possession is available, if Buyer so elects, for limited farming activities prior to Possession of the home on Tract 9 shall be 30 days after closing. Immediate

calendar year and thereatter. year taxes and the Buyer shall be responsible for the taxes due for the 2013 REAL ESTATE TAXES: The Seller shall be responsible for the 2012 calendar

Contract Purchase Price. The Buyer's Premium shall be added to the high bids to determine the Total BUYER'S PREMIUM: A 2% Buyer's Premium will be charged to the Buyer.

to reflect any difference between advertised and surveyed acres, it a new and sufficient for providing title insurance. Closing prices shall be adjusted of the survey. The type of survey performed shall be at the Seller's option Seller. Seller and successful bidder shall each pay half (50:50) of the cost in this auction. Any need for a new survey shall be determined solely by the legal description or where new boundaries are created by the tract divisions SURVEY: The Seller shall provide a new survey where there is no existing

DISCLAIMER AND ABSENCE OF WARRANTIES: All information resentatives are exclusive agents of the Seller AGENCY: Schrader Real Estate and Auction Company, Inc. and their corrections, additions, or deletions will be made known prior to the auction. estimated based on current legal descriptions and/or aerial photos. Any ACREAGE AND TRACTS: All acreages are approximate and have been επινεγ ις αετειτητικά το be necessary by the Selier.

ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE YNA. Isnif are tradentials, titress, etc. All decisions of the Auctioneer are final. ANY right to preclude any person from bidding if there is any question as to the discretion of the Auctioneer. The Seller and Selling Agents reserve the Conduct of the auction and increments of bidding are at the direction and errors, or omissions is assumed by the Seller or the Auction Company. subject to verification by all parties relying on it. No liability for its accuracy, concerning the property. The information contained in this brochure is own independent inspections, investigations, inquires, and due diligence approximate. Each potential bidder is responsible for conducting his or her or the Auction Company. All sketches and dimensions in the brochure are either expressed or implied, concerning the property is made by the Seller sold on an "NS IS, WHERE IS" basis, and no warranty or representation, and conditions outlined in the Purchase Agreement. The property is being contained in this brochure and all related materials are subject to the terms

**OWNER:** Lake Blackshear Holdings LLC and are not of the auction property. STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only .noitemnotni

scuegnieg ancriou rime to inspect any changes or additions to the property

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NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to

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Americus Richland (431) 68 LZ LE nemtesi 53 580 Andersonville 📬 Nat'l. Hist. Site (17) NweH ellibenU UDO Oglethorpe 40. (53) BIBSSI (92) euinzainow Buena Vista (92) (19) Henderson (61) Aug (158) FORT BENNING **UGCUTAN** (17E) Perryb Marshallville Dudle sngunjog 129 Serry spioukay Har Horney Byron of Robins Geneva Butler (08) (96) Silerslie (08) albotton 981 Jeffersonville Roberta **NACON** Hamilton (08) UO1UIMJ Manchester Thomastion Hang V springs misW (142) (153) Anapook HOLSYTH Creenvin Gray gballily (14) O PHILASOU)88 afinain E1 (55) 10 Miles Southeast of Americus, GA **notBvIA** panoke Griffin 135 Miles North of Tallahassee, FL 91 Dreland (34) elouas 150 Miles South of Atlanta, GA Ashever (54) (34) Newnan McDonough (6Z) Stockbridge ottamle notpnivol 24 St. Con (97 Strollton Fairburn V Thion Convers Ru alliveliguou T 129 WAT'L FOR (81) PILLOUIST P Wonroe Mtn. Monroe Cr. 5.P elle l Austell NA DIA I Buchanan ATL FOR. eTex (22) Watkins-Smyrna (84) LLADEGA esood nombai9

(III) (133) **IsbA** Moultrie Dothan (Sa munploj ellimed blaitstield (129) (17) (97) Newton (33) noerun Alapaha Blakely (115) (61) HOH **Leary** (Z) V# 133 SAMESTER Morgan Albany 08 (68) (ere) 6) Sellio0 Fort Gaine (28) ILMIUAIIIG d'S Aqbeg 85 Barnadda A Fitzgerald nthbert (6LE) 8 06 noswed Rebecca Warwick Eufaula Georgetown **VTHE** (SIS) Rochelle (SZL) (IZ) Weston Cordèle 29 5.23 suielde AbbevilveddA AULAULA Draytor A.S .suoj noje Preston 28

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Offered in 15 Tracts

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For lodging reservations, call 229-276-1004 or visit Veterans Memorial State Park. Follow Signs to Resort. west 10 miles on Highway 280. Turn left into Georgia **Georgia 31015.** From I-75 exit 101 in Cordele, proceed & Golf Club. 2459-H US Hwy. 280 West, Cordele, AUCTION LOCATION: Lake Blackshear Resort

Held at the Lake Blackshear Resort & Golf Club - Cordele, GA

Sumer County.

THURSDAY, FEBRUARY 21 · 10AM EST

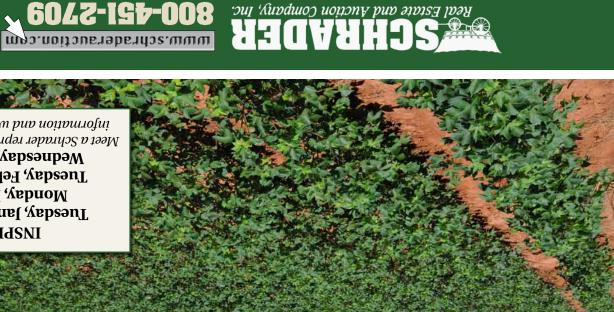
### **PROPERTY LOCATION:**

www.lakeblackshearresort.com

From Americus: Go East on US Hwy. 280 - 19 miles to DeSoto and Hwy. 195, then left or North North 1-1/2 miles to the property on both sides of Lamar Road. From I-75 exit 101 in Cordele, go West on US Hwy. 280 - 12 miles to Lamar Road, then right or

information and with any questions on the auction. Into the set a Schrader representative at Tract 9 for additional Meet a Schrader representative at Tract 0Wednesday, February 20<sup>th</sup>, 2-4pm Tuesday, February 5<sup>th</sup>, 10am-Noon Monday, February 4<sup>th</sup>, 3-5pm Tuesday, January 22<sup>nd</sup>, 10am-Noon AW **INSPECTION DATES:** 

~ 6075-I2<u>4-008</u>



3 miles to Cobb Creek Road, then right or East 1 mile to the property.



060190





Sumter County, Georgia



### Cotton • Peanuts • Corn • Wheat • Vegetables

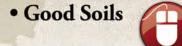
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SCHRADER Call 800.451.2709 SchraderAuction.com

THURSDAY, FEBRUARY 21



- 3,800± Acres Irrigated Cropland
- 800± Acres Dry Cropland
- 2,300± Acres Timber and **Recreational Land**





• IOAM EST

Americus, GA





#### SABANA FARM • TRACTS 1-3 Total Survey Acres: 2833 - Total FSA Acres: 2345 VOT # EQUIPMENT **IRRIGATED ACRES PIVOT** 11 Tower Valley 266 227 TRACT 1 13 Tower Lockwood 1678 Acres 12 Tower Lockwood 225 186 12 Tower Lockwood 13 Tower Lockwood 276 RRIGATED ACRES EQUIPMENT PIVOT TRACT 2 13 Tower Lockwood 241 958 Acres 12 Tower Lockwood 187 11 Tower Lockwood 184 IRRIGATED ACRES **PIVOT** EQUIPMENT TRACT 3 8 Tower Lockwood 83 197 Acres 6 Tower Lockwood 58

	COOK - LATERAL FARM • TRACTS 4 - 5		
Total Survey Acres: 593 - Total FSA Acres: 536			
	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 4	11	8 Tower Valley	70
357 Acres	12	8 Tower Lockwood	73
	13	5 Tower Zimmatic	73
TRACT 5	Newly Planted Pinetrees.		
236 Acres			

#### MCAFEE FARM • TRACT 6

	Total S	urvey Acres: 284 - Total FSA Acres: 1	81	
TRACT 6	135 acres in CRP and the balance in Native Trees & Recreation area.			
284 Acres				
	S	<b>FATHAM FARM • TRACT 7</b>		
Total Survey Acres (Tracts 7 & 9): 1317 - Total FSA Acres: 1312				
	PIVOT #	EQUIPMENT	IRRIGATED ACRES	
	1	8 Tower Zimmatic	148	
	2	10 Tower Valley	203	
TRACT 7	3	10 Tower Valley	134	
1312 Acres	4	12 Tower Zimmatic	140	
	5	8 Tower Valley	99	
	6	9 Tower Valley	160	
	7	7 Tower Valley	82	

MIZE FARM • TRACT 8			
Total Survey Acres: 571 - Total FSA Acres: 488			
TRACT 8	PIVOT #	EQUIPMENT	IRRIGATED ACRES
	8	7 Tower Zimmatic	137
571 Acres	9	7 Tower Zimmatic	103

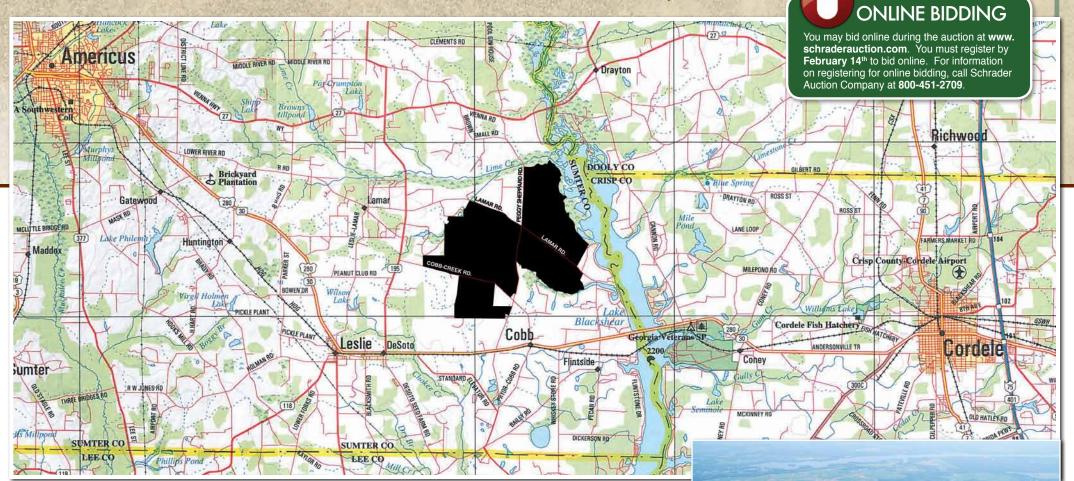
TRACT 9		
d in		

Total Survey Acres: 1278 - Total FSA Acres: 984			
TRACT 10	48'x108' Steel Building with 48'x 50' enclosed with Concrete Floor.		
10 Acres			
TRACT 11	PIVOT #	EQUIPMENT	IRRIGATED ACRES
464 Acres	11	12 Tower Lockwood	208
TRACT 12 365 Acres	12	10 Tower Valley	232
TRACT 13 439 Acres	13	13 Tower Lockwood	256

	TDACT 14
	TRACT 14
TRACT 14 8 Acres	Wood Building Lot with Frontage on Lamar Road.
	TRACT 15

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TRACT 7

**TRACT 8** 

TRACTS 9-10

**TRACTS 11-13** 

