

REAL ESTATE PROPERTY REPORT

150 Acre Georgia Farmland Auctions with Home and Hunting Land MANOR, WARE COUNTY, GEORGIA



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PROPERTY OVERVIEW



150 Acre Georgia Farmland Auctions with Home and Hunting Land

Ware County Georgia

When: September 17th @ 2p.m. Eastern

Where: 7810 Taft Lane Manor, Georgia



AUCTIONEER HOTLINE: 844-400-2828 that's 844-400-AUCTION

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Myers Jackson
AUCTIONEER

Myers Jackson Auctioneer/Broker GAL3046
In cooperation with Derry Bennett, Auctioneer, AU2961, 229-561-0480
Buyers Will Pay all Closing - Transaction - Recording Costs
10% Buyers Premium Added To Bid, 20% Deposit Close 30 Days

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PHOTOS & HIGHLIGHTS



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GENERAL DESCRIPTION



150 Acre Georgia Farmland Auctions with Home and Hunting Land

*Brick Built Home with Country Acreage
Perfect for Organic Farming, Cultivation
Located in Rural South Georgia near Florida
Irrigated Farm Land Rural wooded property
Two Creeks Feed the Water Supply for Farm
Land Area: 150 Acres includes Wooded Land
Beautiful Large Pond, Fish, Geese, Ducks
Additional Farm Pond for Water Sourcing
2400 +/- Square Feet, Garage, Porches
Built: 2004, Sharp Designs, Clean Durable
Style: Modern Ranch, Stately Presence
Shingle Roof, Brick Exterior, Sheet Rock
Open Living Area, Nice Farm Scenery
Separate dining, kitchen, Den, Well Finished
Well located lot with privacy, End of Lane
Inside hookups for washer and dryer
2 Car Garage, Concrete Parking*

Country Directions

Located Between Waycross and Pearson go to the intersection of US HWY 82 and Millwood Manor Road North, Travel South to Mt Green Road, Turn Right and Travel West on Taft Lane, Property is located at the end of Taft Lane. Look for the big oak tree and the corner post...really... call the Auctioneers if needed but easy to find in your GPS...7810 Taft Lane Manor, Ga. Appointments to view the home is welcome with notice. Make the appointment call 844-400-2828.

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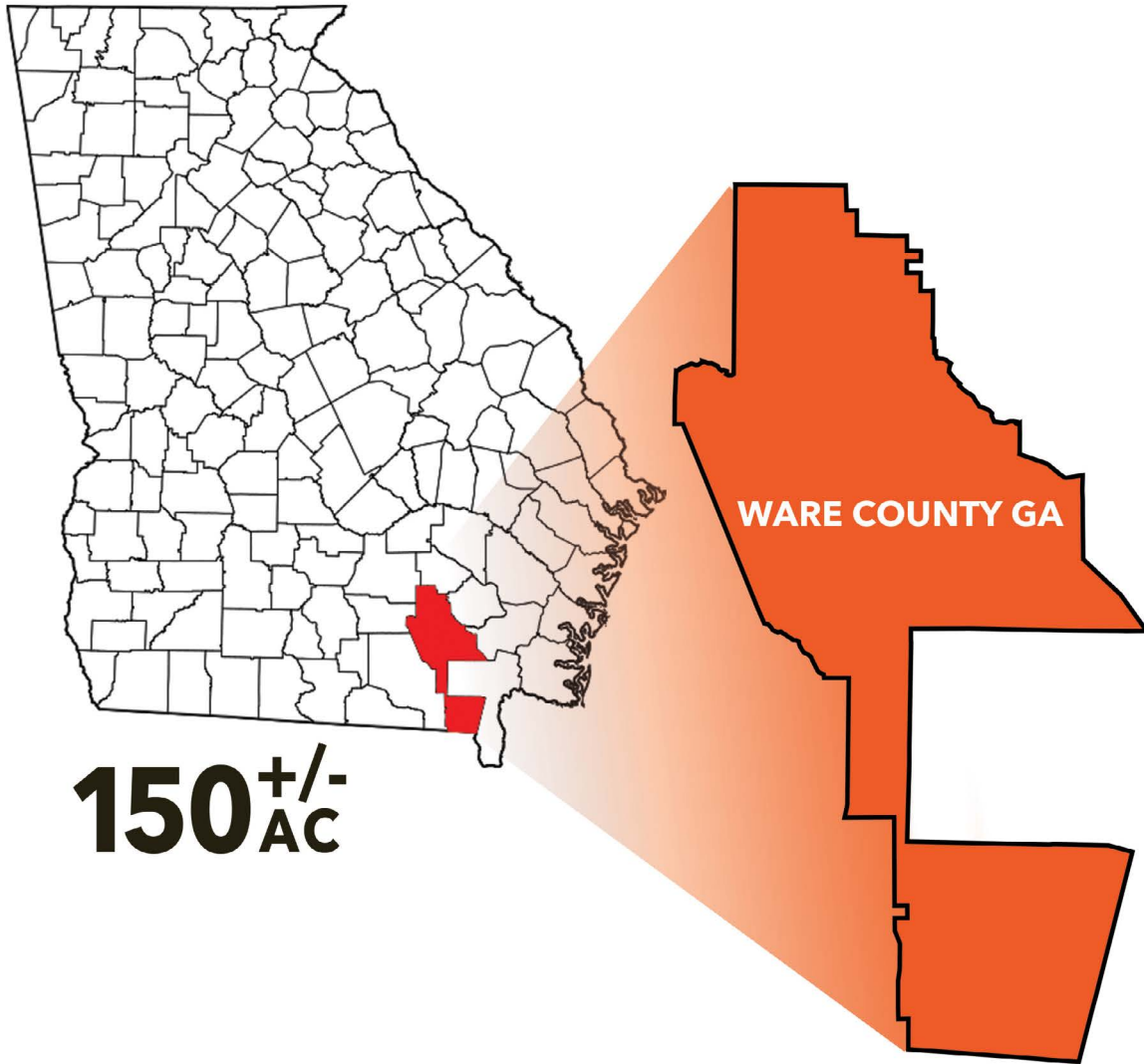
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STATE MAP

7810 Taft Lane, Manor, Ware County, Georgia



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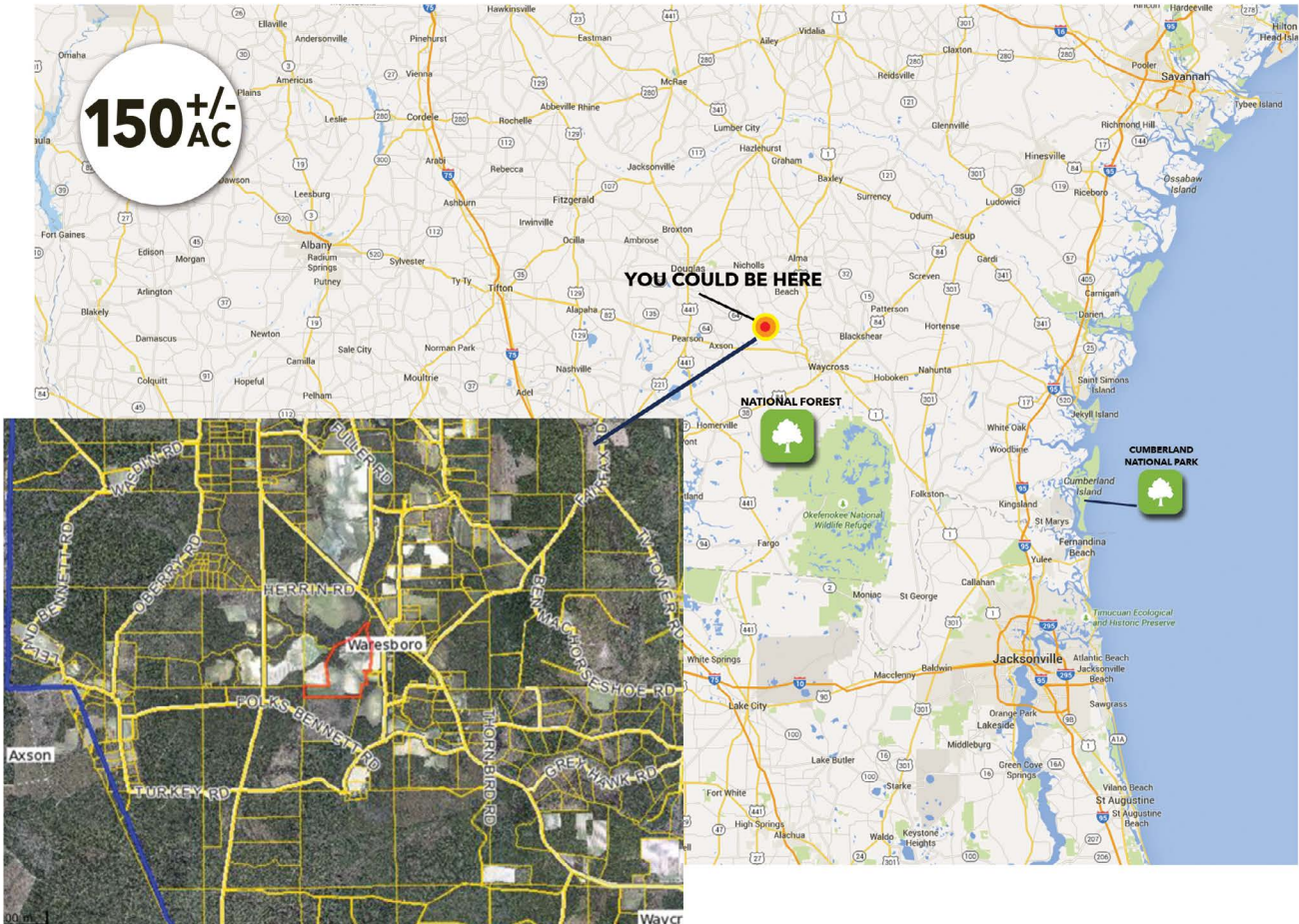
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REGIONAL MAP

7810 Taft Lane, Manor, Ware County, Georgia



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PARCEL MAP

7810 Taft Lane, Manor, Ware County, Georgia



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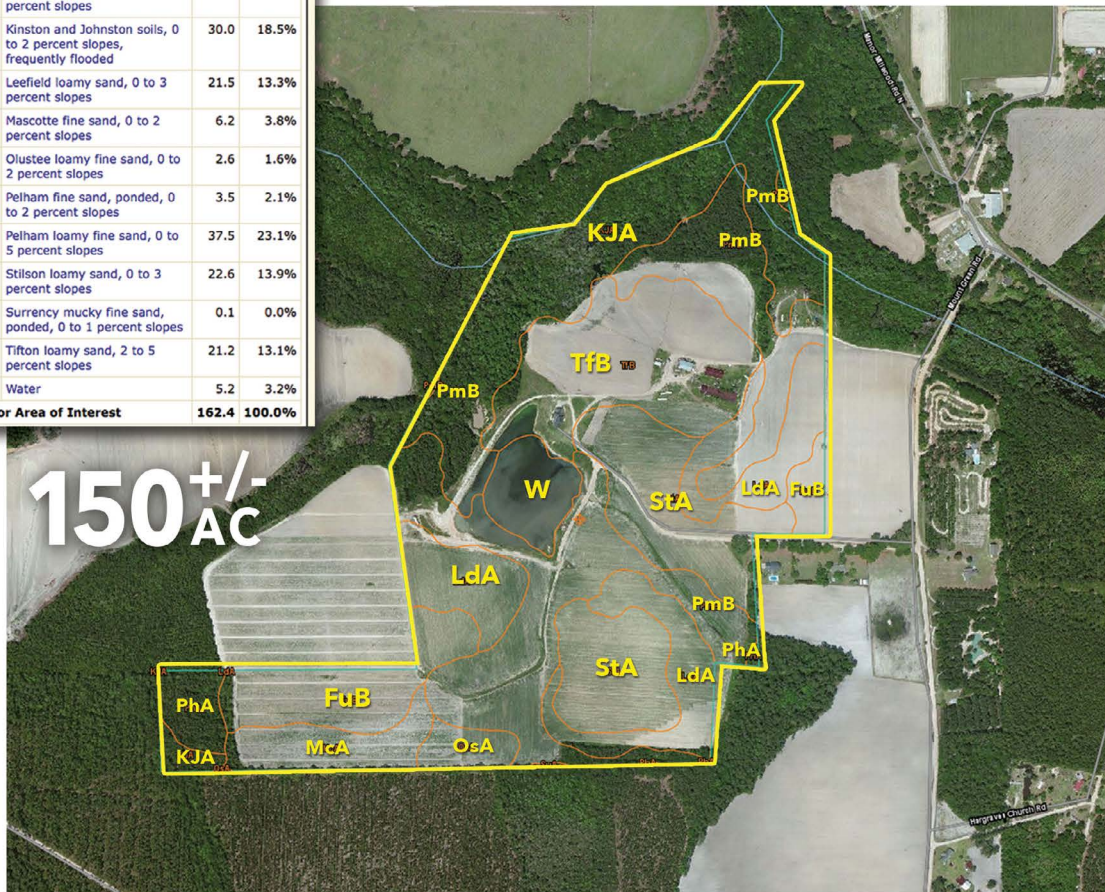
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SOIL MAP

7810 Taft Lane, Manor, Ware County, Georgia

Ware County, Georgia (GA299)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FuB	Fuquay loamy sand, 0 to 5 percent slopes	12.0	7.4%
KJA	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	30.0	18.5%
LdA	Leefield loamy sand, 0 to 3 percent slopes	21.5	13.3%
McA	Mascotte fine sand, 0 to 2 percent slopes	6.2	3.8%
OsA	Olustee loamy fine sand, 0 to 2 percent slopes	2.6	1.6%
PhA	Pelham fine sand, ponded, 0 to 2 percent slopes	3.5	2.1%
PmB	Pelham loamy fine sand, 0 to 5 percent slopes	37.5	23.1%
StA	Stilson loamy sand, 0 to 3 percent slopes	22.6	13.9%
SuA	Surrency mucky fine sand, ponded, 0 to 1 percent slopes	0.1	0.0%
TfB	Tifton loamy sand, 2 to 5 percent slopes	21.2	13.1%
W	Water	5.2	3.2%
Totals for Area of Interest		162.4	100.0%



150+/-
AC

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HOW TO BID



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Speak to a real Auctioneer or Broker/Agent Representative by calling Toll Free @ 844-400-2828 that's 844-400-AUCTION.

Attend Bid Closing in Person

In most circumstances you may visit the property in person during the bid closing. Representatives will be able to help you register, log onto a mobile device or just simply take your offer.

Bidding where it make you comfortable!

We refer to this as centric bidding. Any process outline above is designed for your convenience while keeping in mind the delivery of your offer. All bids whether given in writing, spoke orally or entered in a device will be recorded electronic by the Auctioneer. This allows all users to experience the same real time information with public access to the bidding procedures.

Legal Matters

Please understand that when making an offer, ALL OFFERS are subject to the Terms and Conditions of the Sale. Please read and seek advice if necessary prior to making your offer. All terms posted in the GENERAL CONDITIONS or SALE or SPECIAL CONDITIONS of SALE will be the method that the property will be offered. The opportunity to inspect the property prior to bidding will be available and it will be incumbent upon you the purchaser to investigate all matters prior to submitting the offer. Once your legal written offer has been made and accepted by the seller you will have to abide by the terms in the Purchase and Sale Agreement.

REGISTRATION IS FREE

Call The Auctioneers 844-400-2828

Fax Written Offers 800-711-9175

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