

LAND

SOUTHERN GEORGIA AUCTION

Coffee County
North of Douglas

3,094± acres

Offered in 22 Tracts
from 17± to 479± acres

- Prime Deer & Turkey Hunting
- Excellent Wildlife Habitat, Trophy Deer
- Great Recreational Tracts with 9,000+ ft of frontage on the Ocmulgee River
- Excellent Timber Investment
- Mix of Loblolly Pine, Slash Pine & Harwood Bottoms
- Ages of Pine Range from 1 to 23 years
- Excellent Site Index for Timber Growth



WEDNESDAY, JANUARY 27 AUCTION STARTS AT 5:00PM
AT SOUTHSIDE SOCIAL HALL, DOUGLAS



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800.451.2709
SchraderAuction.com



ONLINE BIDDING AVAILABLE
You may bid online during the auction at
www.schraderauction.com. You must be registered
One Week in Advance of the Auction to bid online. For
online bidding information, call Schrader Auction Co.

JANUARY	Sun	Mon	Tue	WED	Thu	Fri	Sat
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SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606
AUCTIONEER: REX D. SCHRADER II
LIC #AUNR003013 • H-46060, BROKER #337271

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WEDNESDAY, JANUARY 27 AUCTION STARTS AT 5:00PM • ONLINE BIDDING AVAILABLE
AT SOUTHSIDE SOCIAL HALL
1846 S PETERSON AVE
DOUGLAS, GA 31535
(Peterson Ave is also US 441)

LAND
SOUTHERN GEORGIA
AUCTION

This property has had the privilege of being under excellent management for both hunting and timber production. The total 3094± acres has been under deer management for the past 45 years. Hunting has been tightly regulated during this time period, thus making the subject property one of the premier deer hunting tracts in this area. In addition to deer hunting, this property has excellent turkey hunting.

F&W Forestry has managed the timber production on the property for the past 5 years. They have done an excellent job of management practices such as harvesting, thinning and reforestation. Refer to photographs of Tract 16 showing 1 year old planting with 98% survival rate, plus the growth rate on 3 and 4 year old stands. Other photographs show timber stands after thinning practices. This property has excellent opportunity for future timber growth.

AUCTION SITE
Southside Social Hall
Book Your Event Today! 912-389-2857
Private Events • Birthdays • Anniversary
Family Reunions • Company Parties
Weddings • Sweet 15 • Sweet 16
1846 S Peterson Ave
Douglas, GA 31535

TO TRACTS 1-3:
From Douglas, at the intersection of Bowens Mill Rd and Hwy 32, travel west on Hwy 32 for 5.7 miles and turn right onto Bushnell Rd. Travel 0.4 miles on Bushnell Rd and the property will start on the left.
COORDINATES: 31.5583, -82.9545

TO TRACTS 4-14:
From the intersection of Hwy 206 (Bypass) & US 441, go North on US 441 for 17.5 miles to Hwy 107. Turn right on Hwy 107, go 3.8 miles on Hwy 107 and the property starts on both sides of Hwy 107.
COORDINATES: NORTH TRACTS: 31.7612, -82.8959 | SOUTH TRACTS: 31.7349, -82.898

TO TRACTS 15-22:
From the intersection of Hwy 206 (Bypass) & US 441. Go north on US 441 for 15.5 miles to Will Smith Rd. Turn Left on Will Smith Rd, go 2.6 miles to Old Coffee Rd. Property starts on the left side of Old Coffee Rd.
COORDINATES: 31.7128, -82.9865

INSPECTION DATES:
Fri, January 8 • 1pm - 4pm
Sat, January 9 • 9am - 12pm
Fri, January 15 • 1pm - 4pm
Sat, January 16 • 9am - 12pm
Wed, January 27 • 9am - 11am

INSPECTION LOCATION:
Please meet Schrader representatives at the Pridgen Youth Community Center in Pridgen.

South of the intersection of US 441 and Ernest Pridgen Rd.



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Call or visit our website for more information and additional photos!
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- Various Stages of Loblolly and Slash Pine
- Excellent Site Index for Timber Growth
- River Frontage on the Ocmulgee River
- Great Hunting and Recreational Opportunity



Tracts 1-2 - 38± acres each, Tract 3 - 39± acres All three tracts featuring 4-year-old planted Loblolly Pine with excellent growth, as shown in the photos. These tracts have approximately 680± ft. of road frontage on Bushnell Rd. Various deer stands spread throughout tracts 1-3, indicate excellent hunting opportunities. Be prepared to bid your price. Combine all three tracts for a total of 115± acres.

Tract 4 - 50± acres with approximately 22± acres of 5-year-old Loblolly Pine, and 24± acres of 15-year-old Loblolly Pine. The balance of acreage is a hardwood branch running North & South thru this tract. Excellent stand of timber that has been well managed, and as an added bonus, tract 4 doubles as a great hunting opportunity. Great potential for future income!

Tract 5 - 50± acres with approximately 21± acres of 5-year-old Loblolly Pine and 22± acres of 15-year-old Loblolly Pine. The balance of acreage is a hardwood branch running North & South thru this tract. Another excellent stand of timber that has been well managed, that combines with significant deer activity, make tract 5 a great opportunity for recreation and future profit.

(Both tracts have approximately 1100 ft. of road frontage on George Solomon Rd and feature excellent hunting opportunities. Combine Tracts 4 & 5 for a total of 100± acres.)

Tracts 6-9 - 125± acres each with a mixture of 15-year-old Loblolly Pine and 5-year-old Slash Pine. These tracts feature a larger percent of Loblolly Pine. These tracts feature excellent interior roads. Excellent investment plus great hunting.

(All four tracts have approximately 1100 ft. of road frontage on George Solomon Rd and possess great timber growth. An excellent wildlife habitat makes a for great deer and turkey hunting opportunity. Combine Tracts 6-9 for 500± acres.)

Tracts 10 & 11 - 140± acres each with 5-year-old Slash Pine. This is an excellent stand of 5-year-old Slash Pine. Easy access from Hwy 107 with approximately 1350± ft. of road frontage on each tract. If you are looking for a great investment, with the added benefit of hunting and recreation, don't miss this rare opportunity to acquire both these tracts on January 27.

Tracts 12 & 13 - 325± acres each with a mixture of 23-year-old Slash Pine, 6-year-old Slash Pine and river hardwood bottoms. Tract 12 has approximately 40± acres of 23-year-old Slash Pine and Tract 13 has approximately 60± acres of 23-year-old Slash Pine. Both tracts have approximately 2000± ft. of river frontage on the Ocmulgee River. Refer to the photographs for the scenic river frontage. The combination of Pine, hardwood bottoms and river frontage create excellent wildlife habitat and hunting opportunities. Tracts 12 and 13 have great access from Hwy 107

Tract 14 - 479± acres with a mixture of 23-year-old Slash Pine, 6-year-old Slash Pine and river hardwood bottoms. This tract features 32± acres of 23-year-old Slash Pine, 107± acres of river hardwood bottoms with balance being 6-year-old Slash Pine. The meandering Ocmulgee River creates approximately 3200± ft. of river frontage. This tract also has the added benefit of a scenic pond that creates excellent recreational and hunting opportunities. Access from Hwy 107.

(Combine Tracts 4-14 for a total of 2,009± acres)

Tract 15 - 255± acres with a mixture of approximately 150± acres of 16-year-old Slash Pine, 61± acres of 1-year-old Loblolly Pine and balance of acreage being hardwood branch. Photos show the excellent stand of timber and the functional interior road system. Prime hunting tract. Access from Old Coffee Rd. Great investment opportunity.

Tract 16 - 230± acres with 150± acres of 1 year old Loblolly Pine with approximately 98% survival rate, 43± acres of 16-year-old Slash Pine and approximately 29± acres of hardwood branch. Numerous interior roads, a food plot, and various deer stands make for great hunting opportunities. Access from Old Coffee Rd.

Tract 17 - 100± acres with 35± acres of 16-year-old Slash Pine, 53± acres of 1 year old Loblolly Pine balance consisting of hardwood branch and roadway. Access from Old Coffee Rd.

Tract 18 - 90± acres featuring 3-year-old Loblolly Pine with several lines of hardwood branch. Lots of road frontage on Old Coffee Rd.

Tract 19 - 110± acres with 1 year old Loblolly Pine and several hardwood branches running through this tract.

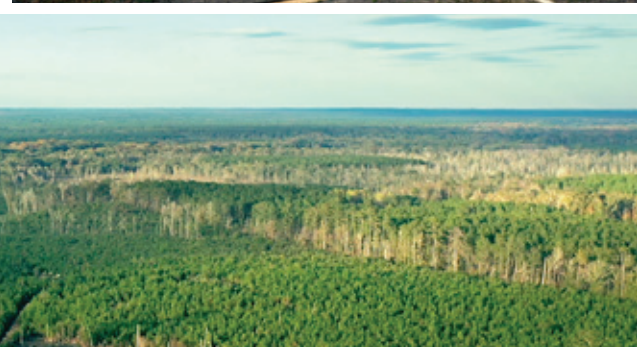
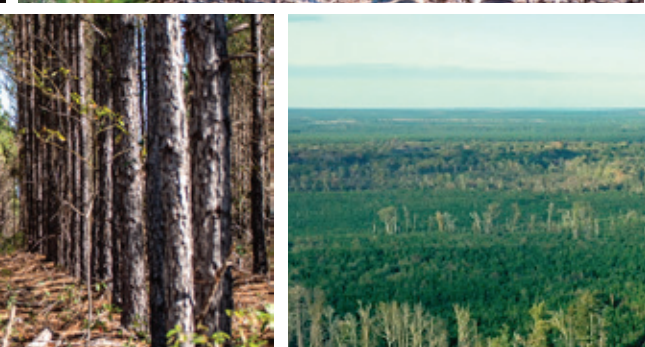
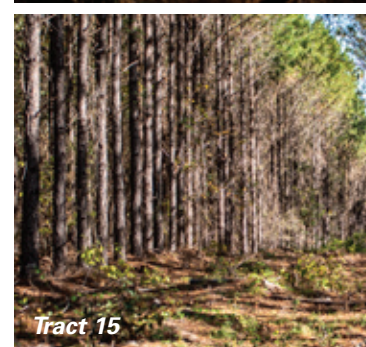
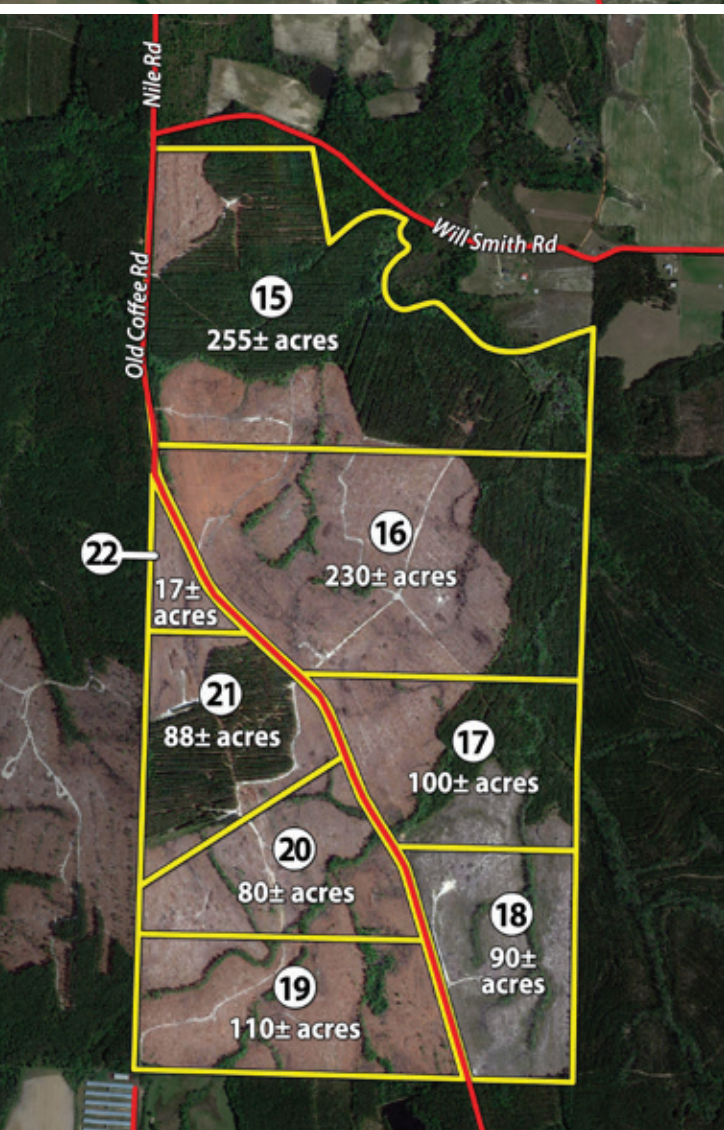
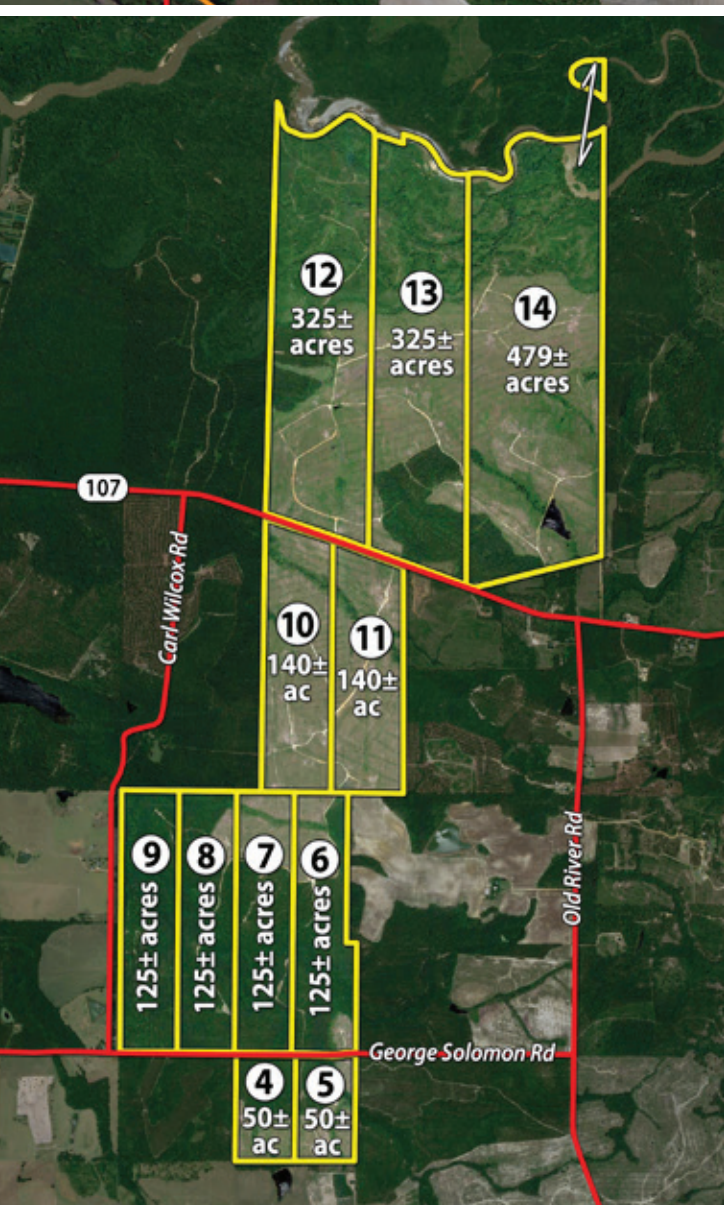
Tract 20 - 80± acres with 1 year old Loblolly Pine and several hardwood branches running through this tract.

Tract 21 - 88± acres featuring 50± acres of 16-year-old Slash Pine balance being 1 year old Loblolly Pine. Great access from Old Coffee Rd. Great Recreational and Hunting tract with good future income from the excellent timber stand. Rare opportunity to purchase this type of property.

Tract 22 - 17± acres with 1-year-old Loblolly Pine. Excellent potential building site. Investigate the potential of this tract.

(Combine Tracts 15-22 for a total of 970± acres. Contact the auction company for a plan showing how these 970± acres would be put into cultivation and irrigated.)

NOTE: All timber acreages have been estimated. Each potential bidder should make his own determination as to the accuracy of these acreages. These estimates have been done from aerial photos and timber maps provided by Forest Resource Consultants, Inc.



TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 22 individual tracts, any combination of tracts and as a total 3,094± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be

required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: After the Auction and prior to closing, Seller shall furnish at Seller's expense an updated attorney's title opinion confirming that Seller is able to convey fee simple title to the Purchase Tracts free and clear of any material encumbrance that does not constitute a Permitted Exception, and subject to standard requirements, conditions, and exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy shall be charged to Buyer.

DEED: Seller shall provide Limited Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Buyer shall have possession of the Purchase Tracts effective as of the completion of closing.

REAL ESTATE TAXES: Real estate taxes assessed against and attributable to the Purchased Tracts shall be prorated on a calendar year basis to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey will be obtained after the auction (to the extent not completed before the auction) for each closing. Cost of

survey will be an expense of the buyer.

STOCK PHOTOGRAPHY: Deer photo is for illustrative purposes only and was not taken on the auction property.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying

on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

