



**608.85± Acres  
ABSOLUTE!**

# AUCTION

11:00 AM · SATURDAY, JUNE 27

## 7008± Acres Premier Georgia Ranch Land

6400± Acres offered in 28 Tracts - plus - **608.85± Acres offered in 3 Tracts (ABSOLUTE!)**

**608.85± Acres  
ABSOLUTE!**

LOCATED AT THE INTERSECTION OF NORTH HERNDON RD. AND OLD LOUISVILLE ROAD IN WAYNESBORO



AUCTION TO BE HELD AT:  
WARDLOW COMMUNITY BUILDING  
210 W. 7TH STREET  
WAYNESBORO, GEORGIA



**Tract 1:** 90± acres  
Mobile home, 13 dog kennels, grain bins, pasture

**Tract 2:** 1,070± acres  
7,000± s.f. (6/8) two-story main home with indoor swimming pool and 4-car garage, three pivot irrigation systems, crop/pasture land

**Tract 3:** 770± acres  
2,000± s.f. (3/2.5) pool home with 2-car garage and apartment, equipment shed, pine timber, wetland conservation

**Tract 4:** 145± acres  
One pivot irrigation system, crop land

**Tract 5:** 310± acres, crop land/pine timber

**Tract 6:** 215± acres, pecan orchard

**Tract 7:** 185± acres, crop land

**Tract 8:** 365± acres, pecan orchard

**Tract 9:** 110± acres, 22± acre lake, crop land

**Tract 10:** 235± acres  
Crop land, one pivot irrigation system

**Tract 11:** 248± acres, crop land  
Two pivot irrigation systems, irrigation well

**Tract 12:** 205± acres, crop land,  
Two pivot irrigation systems, irrigation well

**Tract 13:** 520± acres, crop land,  
Hardwoods, two pivot irrigation systems

**Tract 14:** 80± acres, crop land

**Tract 15:** 25± acres

**Tract 16:** 42± acres, wooded acreage

**Tract 17:** 1.9± acres, vacant lot

**Tract 18:** 2.2± acres, brick home on lot

**Tract 19:** 2.2± acres, brick home on lot

**Tract 20:** 2.3± acres, brick home on lot

**Tract 21:** 2.5± acres, vacant lot

**Tract 22:** 525± acres, crop land,  
Three pivot irrigation systems

**Tract 23:** 80± acres, hay field

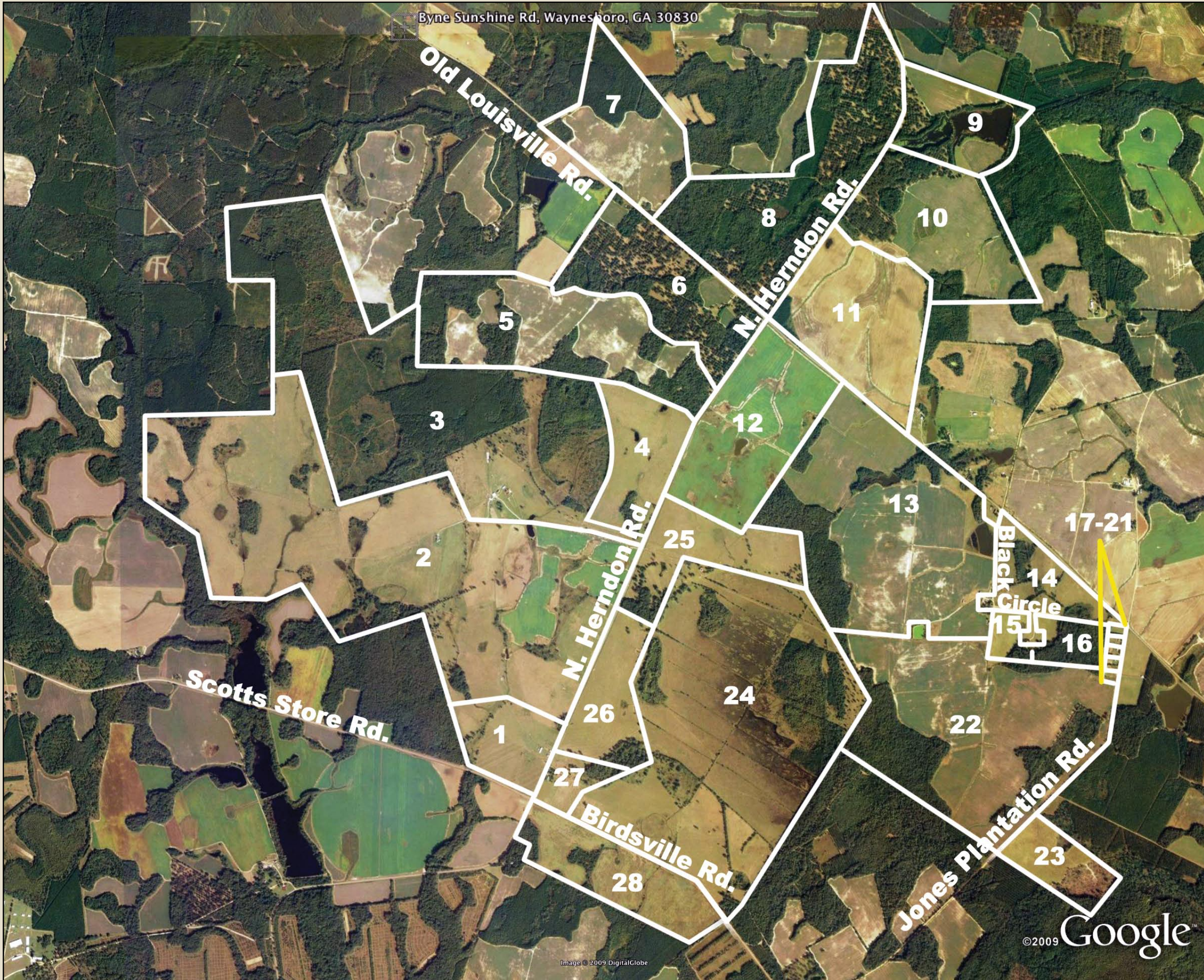
**Tract 24:** 790± acres, grazing land

**Tract 25:** 130± acres, grazing land

**Tract 26:** 110± acres, grazing land

**Tract 27:** 40± acres, brick home,  
hay barn

**Tract 28:** 154± acres, crop land



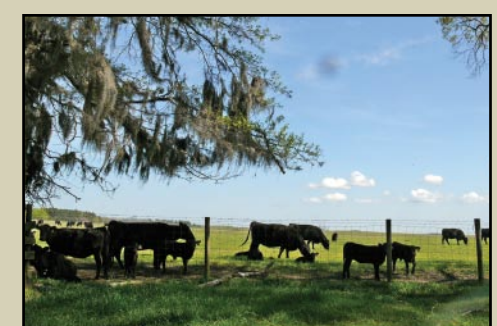
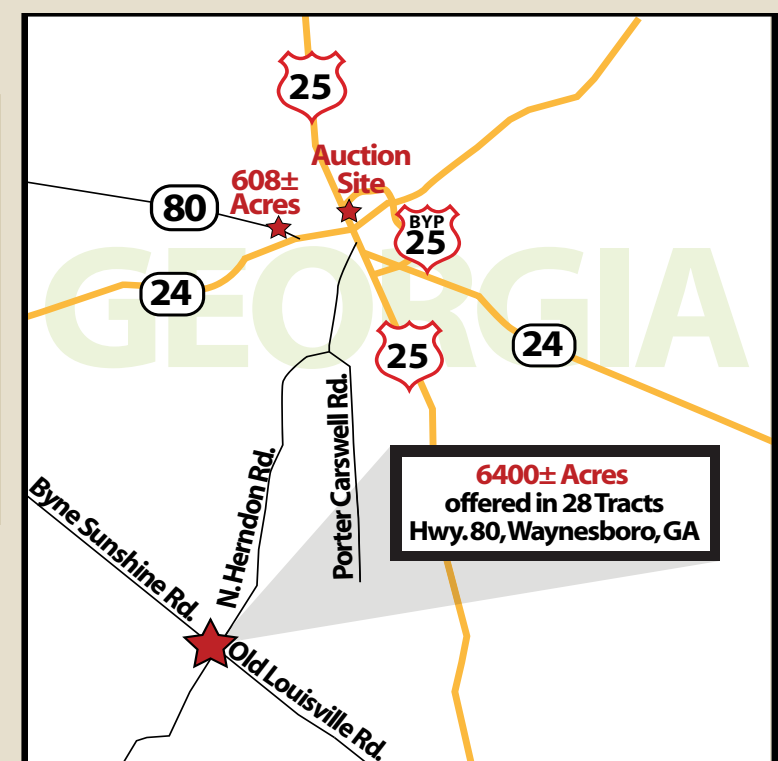
*This income-producing historic farm offers all the amenities of a true Southern Plantation: beautiful rolling pastures, hay fields, fertile irrigated cropland, large, mature woods, grazing land, great hunting and fishing in natural ponds and a majestic 7,000± s.f. plantation home.*

### PROPERTY OVERVIEW

- 6,400± Acres, offered in 28 tracts
- 7 homes total
- 14 pivot irrigation systems (12 owned)
- Fencing and cross fencing
- Catch pens
- Pine timber
- Crop land
- Pecan orchard
- Excellent hunting and fishing
- Leases in place
- One 6-stall barn
- One 4-stall barn
- Cow barn with working pens
- 60'± x 60'± equipment shed
- 40'± x 124'± hay shed
- Four grain bins
- 60'± x 250'± cement silage pit

**DIRECTIONS TO PROPERTY:** From the intersection of SR-24/SR-56 & Hwy. 25 in Waynesboro, proceed south on Hwy. 25 for 4/10 mile to W. 4th St. Turn Right on W. 4th St. (name changes to Herndon) and proceed 12 miles to the property site. Look for the auction signs.

**DIRECTIONS TO AUCTION SITE:** From the intersection of SR-24/SR-56 & Hwy. 25 in Waynesboro, proceed west on SR-24/SR-56 for 1/10 mile to Academy Ave. Turn right on Academy Ave. and proceed 1/10 mile to the auction site on the right at the corner of Academy and 7th St.



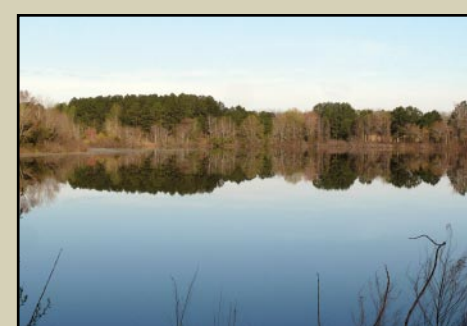
### PREVIEWS: 10AM - 4PM

Friday-Saturday, June 12-13

Friday-Saturday, June 19-20

Thursday- Friday, June 25-26

Preview headquarters located at the intersection of N. Herndon Rd. and Old Louisville Rd.





# FREQUENTLY ASKED QUESTIONS

..... HOW AN AUCTION WORKS .....

**HOW DO I GET A PROPERTY INFORMATION PACKAGE?** A property information package (PIP) is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to [www.higgenbotham.com](http://www.higgenbotham.com) & clicking on the "Register" button. After you fill in the information, you will be emailed a username & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The PIP will then be available for you. You may also call our office to obtain a copy of the PIP.

**WHERE WILL THE AUCTION BE HELD?** Both auctions will be held at the Wardlow Community Building (210 W. 7th St., Waynesboro, GA)

**IS THERE A PREVIEW FOR THESE PROPERTIES?** Preview these properties from 10AM - 4PM on Friday and Saturday, June 12 and 13, 19 and 20 or Thursday and Friday, June 25 and 26.

**WHAT IF I CAN'T ATTEND THE AUCTION?** If you cannot attend the auction in person, you may arrange to bid via phone or internet.

**WHAT ABOUT TERMS?** LIVE AUCTION TERMS: 10% deposit day of sale (personal or business check). Balance due at closing on or before 45 days. 10% buyer's premium will be added to the bid price to create the contract purchase price. The high bidder will be required to sign the purchase agreement and give the 10% deposit immediately following the auction. Sold subject to the seller's approval.

PHONE/INTERNET BIDDING TERMS: A \$25,000 deposit (personal or business check) will be required to bid via phone or online. If you are the high bidder, the balance equal to a 10% deposit will be required within 2 business days. If you are not the successful bidder, your deposit will be returned. You MUST be pre-registered to bid via phone or the internet.

**DO I NEED TO PRE-QUALIFY?**

No. We normally do not require any pre-qualification to bid; however, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing.

**WHAT DOES THE TERM "RESERVE" MEAN?**

Under a reserve auction the auctioneers will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid. If the property is not labeled as absolute, it will be sold on a reserve basis.

**WHAT DOES THE TERM "ABSOLUTE" MEAN?**

In an absolute auction, the property will be sold to the last and highest bidder regardless of price.

**WHAT IF I AM A BROKER?**

We offer a Broker Participation Fee in the amount of 20% of the net commission to any licensed Real Estate Broker who properly registers a client. Registration forms must be completed at least 48 hours prior to the scheduled auction by calling 800-257-4161 to request a Broker Participation Form.

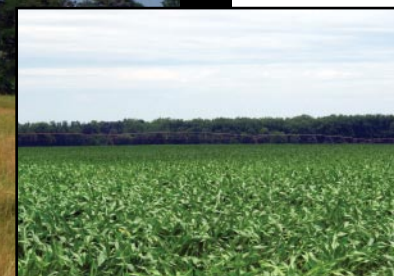
608.85± Acres  
**ABSOLUTE!**

# AUCTION

11 AM · SATURDAY, JUNE 27 · WAYNESBORO, GEORGIA



**6400± Acre Plantation  
Offered in 28 Tracts**



**608.85± Acres Farm Land offered  
in Parcels... ALL ABSOLUTE!**



an alliance partner of **MAI Global**  
Thomas J. Tarpley, GAL#135 GREL#1200  
1666 Williamsburg Square, Lakeland, FL 33803



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608.85± Acres  
**ABSOLUTE!**

# AUCTION

**7008± Total Acres of Premier Georgia Ranch/Farm Land**



11:00 AM · SATURDAY, JUNE 27 · WAYNESBORO, GA

**6400± Acre Income-Producing  
Ranch/Farm -**

offering all the amenities of a true Southern Plantation, this sale includes a 7,000± s.f. Plantation-Style Home

**ABSOLUTE! 608.85± Acres Farm  
Land, offered in Parcels -**

This property features incredible rail and highway frontage. ALL PARCELS WILL BE SOLD ABSOLUTE to the last and highest bidder. NO MINIMUMS! NO RESERVES!!



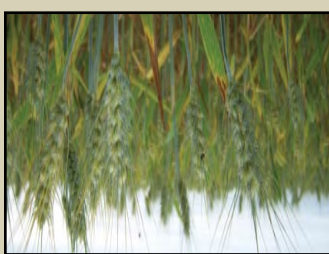
an alliance partner of **MAI Global**

**800-257-4161**

[www.higgenbotham.com](http://www.higgenbotham.com)

Thomas J. Tarpley, GAL#135 GREL#1200

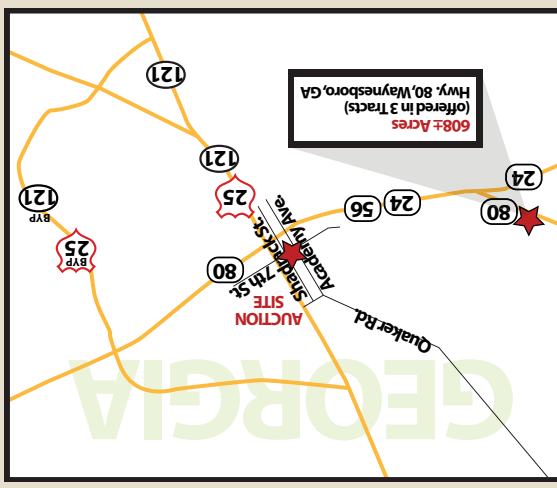
IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property and records. All announcements from the Auction book take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 09/06/27 Produced by Bremmar Advertising, Inc. (863)644-6687



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Savannah, Georgia, boasts the country's largest National Historic Landmark District. Residents enjoy River Street, featuring restored cotton warehouses, restaurants, specialty shops and City Market, full of restored buildings, art galleries, clubs and shops. Unique architectural details and hidden gardens punctuate the city with an abundance of squares, parks and open spaces.



**DIRECTIONS TO PROPERTY:** From the intersection of SR-24/SR-56 & Hwy. 25 in Waynesboro, proceed west on SR-24/SR-56 for 1 1/2 miles to Hwy. 80. Bear right onto Hwy. 80 and go 1/4 mile to property site on the right. Look for the auction signs.

**DIRECTIONS TO AUCTION SITE:** From the intersection of SR-24/SR-56 & Hwy. 25 in Waynesboro, proceed west on SR-24/SR-56 for 1 1/2 miles to Academy Ave. Turn right on Academy Ave. and proceed 1/10 mile to the auction site on the right at the corner of Academy and 7th St.

- 608.85± Acres
- Offered in Three Parcels
- Parcel 1: 23± acres
- Parcel 1 is located within the city limits
- Parcel 2: 250± acres
- Parcel 3: 330± acres
- All parcels to be sold ABSOLUTE to the last and highest bidder, regardless of price! NO MINIMUMS! NO RESERVES!

## PROPERTY OVERVIEW



**608.85± Acres offered in Three Parcels... ALL ABSOLUTE!**  
Farm Land with Rail Frontage

# ABSOLUTE!

## LOCATION INFORMATION

AMENITIES OF AUGUSTA AND THE GREATER SAVANNAH AREA  
Located twenty-five miles south of Augusta and one hundred miles north of Savannah, the city of Waynesboro, Georgia is named after the intrepid Revolutionary War hero "Mad Anthony" Wayne. The City was officially incorporated in 1883.

Waynesboro is the Bird Dog Capital of the World, and hosts the Georgia Field Trials competition every January.

Nearby Augusta, Georgia - the ... And don't forget the Masters! second largest city in the state - Since its inception in 1934, the Savannah River. Residents of this vannah River. Residents of this classic southern city enjoy old-fashioned hospitality in their pursuit of recreation, arts, culture and shopping.

The Savannah River forms the border between Georgia and South Carolina and offers the perfect venue for fishing, boating, kayaking and other water sports.



Savannah