

# **REAL ESTATE & EQUIPMENT AUCTION**

**Selling on Behalf of Monroe County**

**SALE 1 - REAL ESTATE AUCTION**  
**SATURDAY, MAY 31<sup>ST</sup> @ 10:00 A.M.**  
Sale Site: 3901 High Falls Road, Jackson



**SALE 2 - EQUIPMENT AUCTION**  
**SATURDAY, MAY 31<sup>ST</sup> @ 11:00 A.M.**

Sale Site: Monroe County Maintenance Facility - 523 Montpelier Ave, Forsyth



**HUDSON &  
MARSHALL**  
AUCTION  
MARKETING

**478-743-1511**

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Hudson & Marshall and Houston Auto Auction are pleased to have been chosen by the Monroe County Board of Commissioners to offer you this real estate and surplus equipment at auction. We encourage you to inspect the real estate and equipment and be with us on the day of the auction. Best of Luck With Your Bidding! Hudson and Marshall



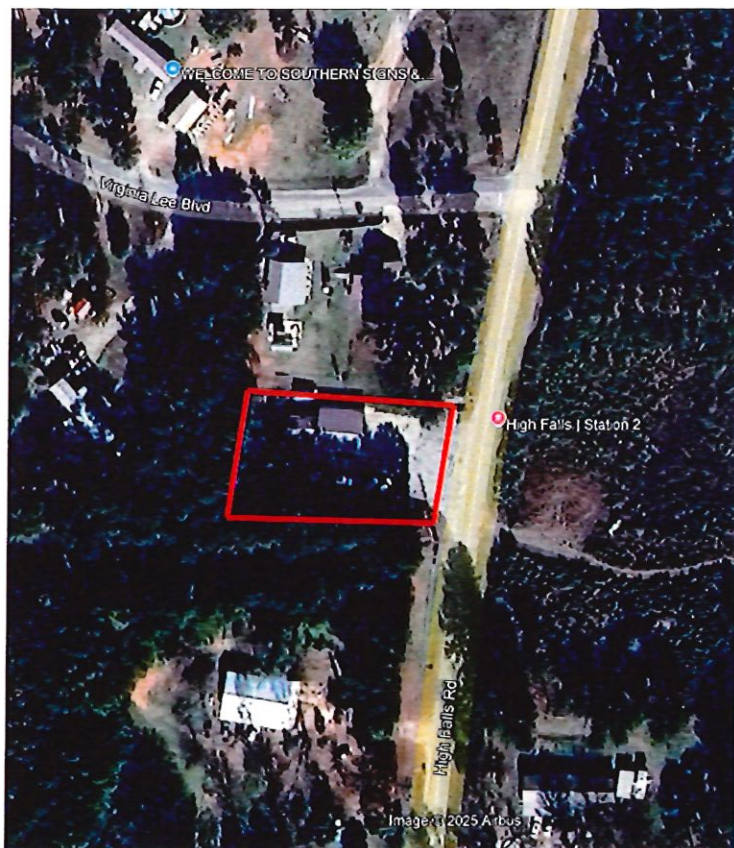
## AUCTION 1 - REAL ESTATE AUCTION

Former Fire Station on 0.4± Acres  
3901 High Falls Road, Jackson



- 3,000± Square Foot Building
- Full Bath and (2) Half Baths
- Asphalt Parking Lot
- Concrete Slab in Bay Area and in Front of Roll Up Doors
- Metal Roof
- 2 Bays
- 10' High x 11' Wide Door Openings
- Shipping Container
- County Water
- Central Georgia EMC
- Central HVAC

*The Real Estate sells subject to the County's acceptance of the high bid. Open house will be held Wednesday, May 21<sup>st</sup> and Friday, May 30<sup>th</sup> from 1:00 P.M. until 4:00 P.M. or by appointment. Call Steve Slocumb at 478-957-4283*



# **AUCTION 2 - ALL EQUIPMENT SELLS AT ABSOLUTE AUCTION** **SALE SITE: MONROE CO. MAINTENANCE FACILITY** **523 MONTPELIER AVENUE, FORSYTH**



## **TRACTORS & MOWERS**

- 2000 John Deere 6415 with Tiger 4' Mower with 16' Reach. 6,837 Hours
- Taylor 6' Rotary Mower
- 2019 Woods Batwing Mower

## **CARS**

- 2019 Camaro, Mileage 120,215
- 2019 Dodge Charger, Mileage 134,475
- 2019 Dodge Charger, Mileage 128,180
- 2019 Dodge Charger, Mileage 116,975
- 2019 Dodge Charger, Mileage 114,162
- 2015 Dodge Charger, Mileage 177,919
- 2016 Dodge Charger, Mileage 155,412
- 2006 Dodge Charger, Mileage 237,538



## **SUVS AND TRUCKS**

- 2012 Chevrolet Tahoe, Mileage 203,230
- 2012 Ford F150, Mileage 259,919
- 2010 Ford F150, Mileage 220,328
- 2009 Ford F750 Flatbed Dump, Mileage 138,940
- 2008 Peterbuilt CC Fuel Truck, Mileage 201,726



## **AMBULANCE**

2007 Sterling Acterra Ambulance  
 Mileage 125,326, Cat C-7 Engine, Allison Automatic Transmission

## **MISCELLANEOUS**

- 2007 Kohler 3 Phase Generator with 375 Gallon Diesel Tank. Model 200RE0ZP
- 2005 John Deere Gator
- 2000 Traffic Speed Monitoring Trailer
- 2012 Horton Tandem Axle Cargo Trailer
- Pallet of Parts
- (5) Foam Filled Equipment Tires
- (2) John Deere Front Tractor Tires
- Chevy Truck Bed



*Open House Thursday, May 29<sup>th</sup> and Friday, May 30<sup>th</sup> from 9:00 A.M. - 3:00 P.M. at the County Maintenance Yard located at 523 Montpelier Ave in Forsyth.*



10761 Estes Road  
Macon, GA 31210

## Auction

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## TERMS & CONDITIONS

**SALE SITE REAL ESTATE:** The auction will take place Saturday, May 31<sup>st</sup> @ 10:00 a.m. on site at 3901 High Falls Road, Jackson, Georgia.  
**TERMS OF SALE REAL ESTATE:** The real estate sells subject to the County's acceptance of the high bid. The successful bidder will an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by June 30, 2025 at closing. Accepted forms of payment are cash, certified funds or business/personal check.

**CLOSING COSTS:** The purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

**INSPECTION REAL ESTATE:** There will be an open house Wednesday, May 21<sup>st</sup> & Friday, May 30<sup>th</sup> from 1:00 P.M. - 4:00 P.M. or by appointment by calling Steve Slocumb at 478-957-4283

**SALE SITE EQUIPMENT:** The auction for all vehicles and equipment will take place Saturday, May 31<sup>st</sup> @ 11:00 a.m. at the Monroe County Maintenance Yard located at 523 Montpelier Avenue, Forsyth, Georgia.

**TERMS OF SALE EQUIPMENT:** All equipment will be sold at ABSOLUTE auction, with no minimum bid requirements or Seller reserve. Picture ID required to register to bid. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Cashier's Check or Personal/Business check.

**SALES TAX:** Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions.

**INSPECTION EQUIPMENT:** There will be an open house Thursday, May 29<sup>th</sup> and Friday, May 30<sup>th</sup> from 9:00 A.M. - 3:00 P.M. at the County Maintenance Yard located at 523 Montpelier Ave in Forsyth.

**LOAD-OUT:** Removal of equipment will begin at the conclusion of the auction until 4:00 P.M. Load-out will resume at 8:00 A.M. Monday, June 2<sup>nd</sup> and ALL items at the maintenance yard must be removed by 4:00 P.M. that day. There will be **NO LOAD OUT ON SUNDAY**.

**BUYERS PREMIUM:** The real estate, all vehicles and equipment sold at these auctions will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

**BUYERS NOTE:** Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all their agents will not be responsible for any errors or omissions. It is the Purchaser's responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All real estate, vehicles and equipment sell in their "As-Is/Where-Is" condition with no warranties expressed or implied. All real estate, vehicles and equipment sell free and clear of liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written material. Buyers should carefully verify all items and bid accordingly.

**LICENSE INFORMATION:** AM Marshall IV #1605, RS Slocumb #3512, Sam Marshall #2479, H&M #274 Houston Auto Auction: Aubrey Parton AU001590 Used Motor Vehicle Dealer Lic #UCAR025240

For More Information Call Sam Marshall at 478-719-3445 or Steve Slocumb 478-957-4283 or

**478-743-1511**

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