

SEALED BID AUCTION CREEKLAND FARMS

687 +/- ACRES | BROOKS COUNTY, GEORGIA | OFFERED DIVIDED

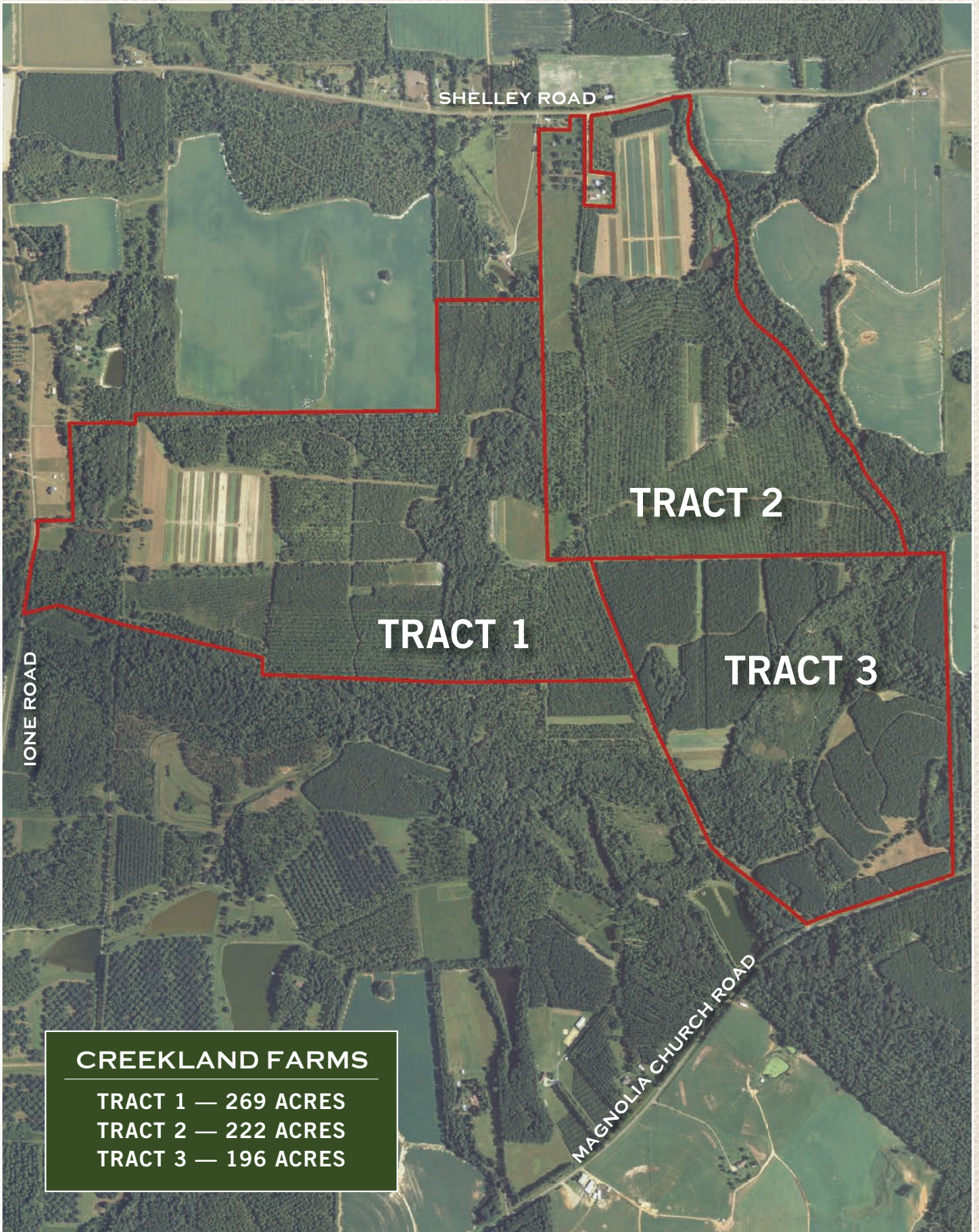


THE WRIGHT GROUP

Real Estate Advisory & Brokerage Services | Thomasville, Georgia

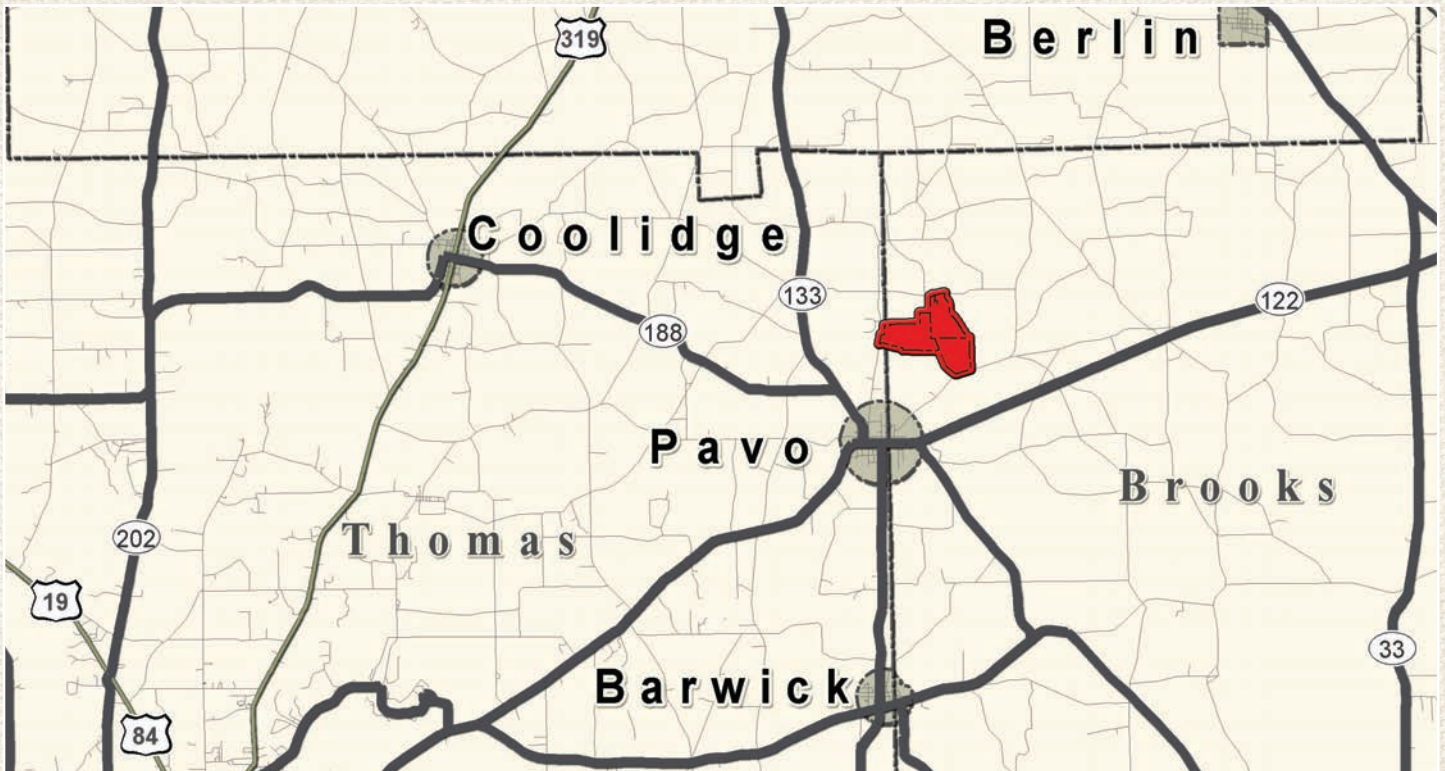


Creekland Farms consists of 687+/- diverse acres that include large, established dove fields, mixed age class planted pine stands, mature hardwood creek bottoms and ponds. Located in Brooks County, Georgia, the property exhibits all of the wildlife and habitat components that have come to define the area. Offered divided in 3 tracts ranging in size from 196 - 687+/- acres, each tract contains unique features that make them incredibly diverse recreational and hunting properties standalone or as a whole. This area of Georgia has long been known for its superior whitetail deer genetics which trace back to the importation of Wisconsin whitetail in the 1960s. Numerous record bucks have been harvested in the area and the property's wildlife benefits tremendously from the large private landholdings surrounding Creekland, including over a mile along the Mule Creek corridor. In addition to trophy whitetail hunting, Creekland also has numerous dove fields with artificial power lines that have been established for decades.





The quality soil types present across much of the property increase the diversity from an agricultural perspective. Perhaps one of the most appealing components of Creekland Farms are the well managed stands of mixed age class timber. The younger stands of pines create perfect cover for deer while the mature pines provide ideal quail habitat. The management of these timber reserves allow for a staggered income stream and contribute significantly to the overall investment value of the property. The property contains two small ponds and two tributaries to Mule Creek. There is an opportunity to easily construct a 25+ acre lake or duck pond utilizing these water sources. Land exhibiting such strong hunting, timber, and farming components are difficult to come by in this area and make Creekland Farms a unique opportunity to own a very high quality recreational investment property.



Directions: From Hwy. 122 in Pavo, take Lone Road north for 1.95 miles. Property will be on your right.

TERMS AND CONDITIONS OF SEALED BID AUCTION

All bidders and participants of this sale agree that they have read and fully understand these terms and agree to be bound by the terms and conditions contained herein.

SEALED BID SUBMISSION FORM: Sealed Bids MUST be properly completed and submitted on the required "Bid Submission Form" which is attached. By submitting a bid, each bidder is agreeing to all Terms and Conditions of the sale. Bids not submitted and signed on a properly and fully completed Bid Submission Form may be rejected by Broker and Seller at its sole discretion.

ACCEPTANCE OF WINNING BID: The Successful bidder(s) will be required to enter into a Purchase and Sale Agreement ("Purchase and Sale Agreement") after acceptance of bid. Bidder understands that this written bid is irrevocable and will be subject to acceptance by the Seller. Seller reserves the right to accept or reject any and all bids for any reason whatsoever. If this sealed bid is accepted, this Sealed Bid Submission Form, Sealed Bid Auction Package, and the Terms and Conditions mentioned above, shall constitute a contract between Bidder and Seller. Copy of Purchase and Sale Agreement available upon request for review.

ESCROW DEPOSIT: A deposit of Five Percent (5%) of the Total Contract Price will be required to be sent with the executed Purchase and Sale Agreement. The escrow deposit shall be made payable to: "McCollum and Rawlins, LLP" and may be a personal or business check. The escrow deposit shall be applied to the purchase price at Closing.

BUYER'S PREMIUM: There is a 10% Buyer's Premium associated with this sale.

INSPECTIONS OF PROPERTY: Anyone interested in the subject property is invited and encouraged to thoroughly inspect the property prior to submitting a sealed bid offer. Private tours of the property can be arranged at any time by contacting the Broker. The property is being sold "AS IS, WHERE IS". No warranties, guarantees, or representations either expressed or implied, concerning the property are made by Broker or Seller. All interested purchasers are strongly encouraged to perform their own due diligence prior to submitting a bid for the property. All information provided by Broker or Seller is believed to be reliable and correct but the Broker and Seller do not guarantee its accuracy.

FINANCING AND LOCAL APPROVALS: This auction sale is not contingent on the Buyer(s) ability to obtain financing or local approvals. Buyers are encouraged to obtain commitments for financing prior to bid submission. A list of financial institutions interested in financing prospective bidders may be obtained by contacting the Broker.

SURVEYS: A new boundary survey will be obtained prior to Closing for all properties and shall be done at Buyer's expense. All properties will be conveyed using the new surveys and legal descriptions and shown as Exhibit A and B on the attached Purchase and Sale Agreement. The final purchase price will be adjusted based upon the new survey and the Buyer's per acre bid rounded to the nearest 1/10th of an acre. In the event that the property sells divided, as offered, the cost of the shared property lines will be split equally between adjoining Buyers. All survey work will be completed by Broward Davis and Associates, Inc., 2228 Capital Circle NE, Tallahassee, FL 32308. (850) 878-4195. Cost estimate is available upon request for review.

POSSESSION: Possession of the property will be transferred at Closing by Warranty Deed.

TITLE COMMITMENT AND CLOSING FEE: Seller shall provide the Buyer with a title commitment letter showing Seller's ability to convey clear and marketable title at Seller's expense. The cost of title insurance, if desired by Buyer or required by Lender, shall be the sole responsibility of Buyer.

BROKER PARTICIPATION: Broker Participation is encouraged. The Buyer's Broker must complete the Buyer's Broker Registration Form and return to The Wright Group prior to the Bid Sale to register their client. Compensation to Buyer's Broker shall be 3% of the final purchase price.

MODIFICATIONS: The Terms and Conditions and provisions herein are subject to change at the sole discretion of the Broker and Seller at any time and without notice. Bidder understands that this written bid is irrevocable and will be subject to acceptance by the Seller.



CREEKLAND FARMS

SEALED BID AUCTION

Creekland Farms is well located in an area long known for its superior hunting and wildlife habitat. The features and overall diversity make the property a real estate safe haven and one of the most exciting investment grade recreational properties on the market.

- 687+/- acres of Prime Hunting Land
- Mixed Age Class Upland Pines & Productive Soil Types
- Tremendous Whitetail Deer Genetics
- 2 Established Dove Fields with Artificial Power Lines
- Over 1 Mile along the Mule Creek Corridor
- Surrounded by Large Landowners

**Offered in Multiple Tracts Ranging from 196 - 687 Acres
Being Sold by Sealed Bid - December 8th, 2016
Contact our firm for additional information on this time sensitive offer.**



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