

For Sale By Bid Terms



Bid Form L-2600286

25.06 +/- Acres Meriwether County, GA

Legal Description: Pin# **128-011** Address: **14349 Woodbury Hwy 18, Greenville, GA 30222**

I hereby offer \$_____ for the above referenced tract. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder. I acknowledge that there is a 10% BUYERS PREMIUM added to bid price.

Signature _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 5:00 PM EST Tuesday, June 17, 2026 to:

The Graham Law Firm
Attn: Beth Hudson
200 Church Street
Lagrange, GA 30240
706.412.5030
beth@tglawfirm.com

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Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on August 17, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% Earnest Money deposit is required from the successful bidder. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Graham Law Firm, Beth Hudson.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Graham Law Firm, Beth Hudson the required earnest payment. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on August 20, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of The Graham Law Firm, Beth Hudson.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of The Graham Law Firm, Attn: Beth Hudson 200 Church St., Lagrange, GA 30240 or emailed to beth@tglawfirm.com up to Wednesday, June 17, 2026 at 5:00 PM EST. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion..

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: A 10% Buyer's Premium will be added to the bid price for each property to determine the final contract price. For example, if your final bid price is \$100,000, 10% (\$10,000) will be added, resulting in a total contract price of \$110,000.

Sellers: William D Evans

Auctioneer: Philip Leabo (AU004705 / C003060)
GA RE Lic 285269