



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

Prsrt 1st Class
U.S. POSTAGE
PAID
Permit 41
Albany, GA

AUCTION SITE: Selling on site. See directions to property

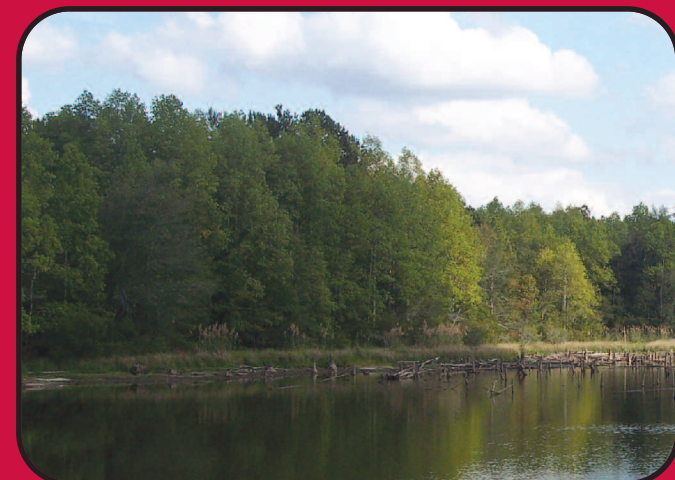
AUCTION DATE AND TIME: Saturday, November 19, 2011
10:00 A.M., E.S.T.

DIRECTIONS TO AUCTION: From Metter, Georgia at the intersection of GA Hwy 23 and GA Hwy 46, travel West on GA Hwy 46 for 6 2/10 miles. Turn left on GA Hwy 57 South and pass under Interstate 16 (Exit 98) and travel 1/2 mile. Turn right on Cool Springs Road (CR 162) and travel 2 3/10 miles. Turn left on Paul Way (CR 163) at Cool Springs Baptist Church and travel 6/10 of a mile. Turn left on Morgan Road (CR 165) and travel 4/10 of a mile. Turn right on Bennett Lane (CR 164) and travel 1/10 of a mile to property gate.

INSPECTION: Call Barfield Auctions, Inc. at 229-679-2223 for more information, or private showing.

REAL ESTATE AUCTION

CANDLER COUNTY (METTER), GEORGIA



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* CONDITIONS OF THE AUCTION *

TERMS: The successful purchasers will be asked to sign the Seller's real estate purchase agreement on sale day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the date of the auction at which time the purchaser will pay the balance of the purchase price. A 10% buyer's premium will be added to all purchases to arrive at a contract price. Seller to pay real estate transfer tax, purchaser will pay all other closing costs.

DISCLAIMER: The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. The property will be sold for all cash. Each bidder must conduct and rely solely on their own investigation and inspection. Please review all information and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over any prior oral statements or written material except for the fully executed purchase agreement and subsequent closing documents.

Conduct of the auction and increments of bidding are at the direction of the Auctioneer.

All properties will be sold subject to Sellers confirmation within ninety-six (96) hours.

SURVEY: If the property sells divided, all property must be surveyed prior to closing by a licensed Georgia registered Surveyor. The Purchaser will pay the cost of the survey. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. Barfield Auctions, Inc., will have the final approval of the selected surveyor.

AGENCY DISCLOSURE: In this transaction Barfield Auctions, Inc. is acting as agent for Seller not as Buyer's agent, but does not have authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE AND DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature and are being sold subject to final survey. They are not guaranteed by the seller or Barfield Auctions, Inc.

679± Acres
Saturday, November 19th
10:00 A.M. E.S.T.
Candler County (Metter), Georgia

*Prime Irrigated Farm Land In
The Heart Of Vidalia Onion Country
Offered As A Whole
Selling On Site*

www.barfieldauctions.com



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(229) 679-2223 • 1-877-679-2223

Vince Barfield

Auctioneer/Broker

GAL# 2663, AAL #5018

FLAL #AB2863 - FLAL #AU3959



REAL ESTATE AUCTION

**CANDLER COUNTY (METTER), GEORGIA • 679± ACRES • SATURDAY, NOVEMBER 19TH • 10:00 A.M. E.S.T.
PRIME IRRIGATED FARM LAND IN THE HEART OF VIDALIA ONION COUNTRY
SELLING ON SITE • OFFERED AS A WHOLE • EXCELLENT INVESTMENT PROPERTY**

PROPERTY #1

679± ACRES

**SATURDAY, NOVEMBER 19TH
CANDLER COUNTY (METTER), GA**

- 679± Total Acres
- 460± Acres Farm Land
- 385± Acres Projected Under Center Pivot Irrigation
- 47± Acres Projected Irrigatable By Hard Hose Traveler
- 6 Center Pivots Presently On Property
- 2 Valley 4 Tower Towable 8000 Series Center Pivots (Yr. 2006)
- 2 Valley 2 Tower Towable 8000 Series Center Pivots (Yr. 2006)
- 2 Rainbow/Valley Conversion
- 3 Tower Towable Center Pivots
- 2 Caterpillar 3208 Irrigation Motors w/Rainbow Pumps
- 1 John Deere 6329DF Irrigation Motor with Rainbow Pump
- 20± Acre Pecan Orchard
- Mature Pine and Hardwood Timber
- Income Producing Crop Land
- 4 Ponds
- Creek Frontage on Mill Creek
- 1985± Sq. Ft. Fleetwood Mobile Home 24 ft x 52 ft
- 65x75 Pole Barn Equipment Shed
- 2 Grain Bins
- Excellent Hunting/Recreation Property
- Offered As A Whole
- Selling On Site



**Call Vince Barfield @ 229-679-2223
or Email vince@barfielddauctions.com
For Brochures or Information**

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Selling On Site

2011 FSA Base Acres and Direct Yields		
Crop	Base Acreage	Direct Yield
Corn	15	54 bushels
Soybeans	37.5	11 bushels
Cotton	261.3	680 lbs
Total Base Acres	313.8	
2011 FSA Direct Annual Payment \$10,214.00		



Offered As A Whole

**TO VIEW ADDITIONAL PICTURES
VISIT US ON THE INTERNET AT**

**www.barfielddauctions.com
CALL VINCE BARFIELD AT 1-229-679-2223
FOR INFORMATION OR BROCHURES
EMAIL: vince@barfielddauctions.com**

Offered in Conjunction with
Georgia Inland Realty, Inc.
Mark Crews, ALC
863-634-3257
www.land4u2.com



Offered As A Whole



**Thinking of Selling Land,
Timber, or Equipment?**

**CALL THE PROFESSIONALS AT
BARFIELD AUCTIONS, INC.
FOR A FREE AUCTION CONSULTATION**

**- TOLL FREE -
1-877-679-2223**

10% BUYERS PREMIUM

- All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed by Barfield Auctions, Inc.
- All announcements made from auction podium supersede any printed material or prior oral statements.
- Go to www.barfielddauctions.com and sign-up to receive e-mail notifications of upcoming auctions.

“INVEST IN AMERICA, BUY REAL ESTATE”

“DON’T MISS THIS IMPORTANT AUCTION...”