

Country Home on 6 ± Acres

Plus Old Guns, Knives, Antiques, Collectibles, Tools Furniture, Appliances & MORE!

Saturday, January 20th – 10:00 a.m.

Inspection
Sunday, January 5th
2:00 - 4:00 p.m.
or by appointment

435 Giddens Road, Brooks County, Georgia



This country home is located approximately 10 miles South of Quitman, Georgia just off the Madison Hwy (Hwy 333). The home is an approximately 24'x60' Marlette Home - 3 BR/2 Bath, Living Room, Dining Room, Kitchen, Laundry Area, Spacious Screened Back Porch PLUS Large Barn/Workshop, an additional home that needs work and storage barn are also on the property.



*100's of Brand Signs
and Road Signs!*

*Electric Tools, Old Syrup
Kettles and MORE!*

(Offered in parcels and as a whole)



Buyers Note: Prior to the auction, all purchasers should examine the property and all surrounding documentation carefully as each bidder is responsible for evaluating the property and shall not rely on the Seller or Auctioneer. Seller and Auctioneer are assuming that the bidders have inspected the real estate and are satisfied and accept the property "AS IS - WHERE IS" and without warranties expressed or implied. Personal onsite inspection of each property is recommended. The failure of any bidder (offeror) to inspect or to be fully informed as to the condition of all or any portion of the properties offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid, offer or earnest money (deposit money) after its opening or tender. All information was obtained from sources deemed to be reliable. Although every precaution has been taken to insure accuracy, United Country Auctions of the South, LLC, sales managers and all their agents, the Sellers and all their agents will not be responsible for any errors or omissions herein. Announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer. SOME PROPERTIES OR ITEMS MAY BE ADDED TO OR DELETED FROM AUCTION.



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Terms

Real Estate

10% Buyers Premium added to final high bid to arrive at contract price. Sign Real Estate Contract and leave \$5,000 down day of Auction as Earnest Money binder. Binder may be Company or Personal Check.

Personal Property

10% Buyer's Premium, 7% sales tax on all items. Dealers bring your Tax #: Pay day of auction by Cash, Good Personal or Business Check, or MC/Visa/AM Exp

Directions: From Quitman, Georgia travel South on Madison Hwy (Hwy 333) approximately 10 miles to Clyattville Road. Turn East on Clyattville to Giddens Road. Turn North on Giddens Road and travel approximately 1 mile to property.

Look for Auction signs!



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