



United Country Auction Services
Certified Marketing Office
816 N. Tift Ave. Tifton GA 31794

Georgia Land AUCTION²

Saturday, May 15th @ 10 a.m.

52.71^{+/-} AC

Lowndes County, Ga
5752 Hambrick RD,
Hahira Ga, 31632

Georgia Land AUCTION²

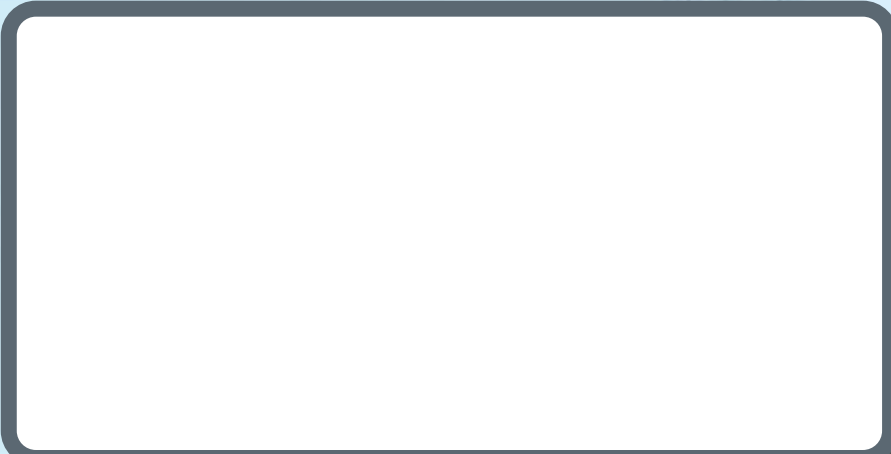
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Near Valdosta/ Bemiss Rd

United Country Certified Real Estate, LLC | Myers Jackson CAI AUC-002792 GAL 3046 10%B.P.



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Lowndes County, near Valdosta, GA

52.71^{+/-} AC

**5752 Hambrick Rd.
Hahira, GA 31632**

Real Estate Land Auction of 52 +/- Acres near Valdosta, Georgia Real Estate Auction: Land-Farm-Home, Information can be found at the Lowndes Co Tax Assessor website. This Land and Real Estate Auction will be held on site on 5752 Hambrick Rd just outside Hahira, Georgia. This Land-Farm-Home package will be offered "Only at Auction" on Saturday May 15th starting at 10:00 AM. This Georgia Real Estate & Land Auction will be in tracts and offered divided or can be purchased as a whole. This property is well know as the Hambrick Christmas Tree Farm being in business for over 50 years. A ranch style home consisting of over 2000 sq feet sits near the pond and outbuildings. There is a private well and septic system. Excellent road frontage just minutes from Interstate 75, Hahira and Valdosta, Georgia. Georgia Land and Real Estate Auction.

Georgia Land and Real Estate Auction Online Bidding starts now!

- 5 Minutes to I-75
- Home has over 2000 Sq Ft, Ponds and Outbuildings
- Offered Divided High Bidders Choice
- Smaller tracts available
- Road Frontage On Hambrick and Quarterman Rd

TRACT	ACRES
1	6.90
2	8.30
3	6.10
4	5.40
5	7.60
6	5.00
7	13.41

Bidder Awareness Seminar Onsite Friday, May 14th 2-6 p.m.



Find Your FreedomSM

- Hunting-Fish-Farm-Invest
- Accessible to major roads
- Offered Divided or whole
- Excellent Road Frontage
- 5 Minutes to I-75
- 5 Minutes to North Valdosta



Directions:

- From Bemiss road:** Take Cat Creek road North 5.7 miles to Hambrick Road. Turn left onto Hambrick road and travel West one mile to property on left.
- From Valdosta:** North Valdosta road to Val-Del road. Take Val-Del road North 8.1 miles to GA. Hwy 122. Turn right and go East 1-1/2 miles to Hambrick road on the right. Turn right onto Hambrick road and travel South- East 1.2 miles to property on right.
- From I-75 (Hahira Georgia exit):** Travel east on GA Hwy 122 5.8 miles to Hambrick road. Turn right and go South-east 1.2 miles to property on right.

General Terms: 10% Buyer's Premium Added! Winning Bidders will sign a Real Estate Contract and deposit 15% of the Total Contract Price at the Auction, with the balance due at closing in cash (NOT contingent on financing of any kind). All Bids are subject to Seller's confirmation. United Country: Certified Real Estate, LLC | AUC-002792 GAL 3046, is agent for the Seller, not a Buyer's agent. Terms and Conditions announced the day of auction will take precedence over written matter and prior oral statements. All maps and diagrams are for informational purposes only. All documents and information is being furnished to the bidder for bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. *Aerial photos may be older versions. Other terms and documents posted online.

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