

Property Information Package

The Bob and Betty Nash Family Farm

340 +/- Acre Farm

5416 Barnesville Hwy.

The Rock, Georgia (Upson County)

Online Only Auction

Bidding Ends June 26, 2018



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

339.97 +/- Acres Located in Upson County, Georgia

The Right Size Property, in the Right Location, You Name the Price!

5416 Barnesville Hwy, The Rock, Georgia (Upson County)

AUCTION

THE BOB AND BETTY NASH FAMILY FARM

OFFERED EXCLUSIVELY BY
WAG Weeks Auction Group
GAL# AU-C003065

Leader Educator and Visionary

Located in Upson County, GA Near The Rock

- 341 +/- Acre Cattle Farm
- 26 Acre Spring Fed Lake
- Extensive Interior and Exterior Fencing
- Own a Part of Cattle History!

SOME OF BOB NASH'S CONTRIBUTIONS TO AGRICULTURE:

- Progressive Farmer Man of the Year for Service to Georgia Agriculture 1985
- First Executive Secretary of the Georgia Cattlemen's Association
- Georgia Cattlemen's Association Hall of Fame Member
- President of the Georgia Farm Bureau 1978-1988

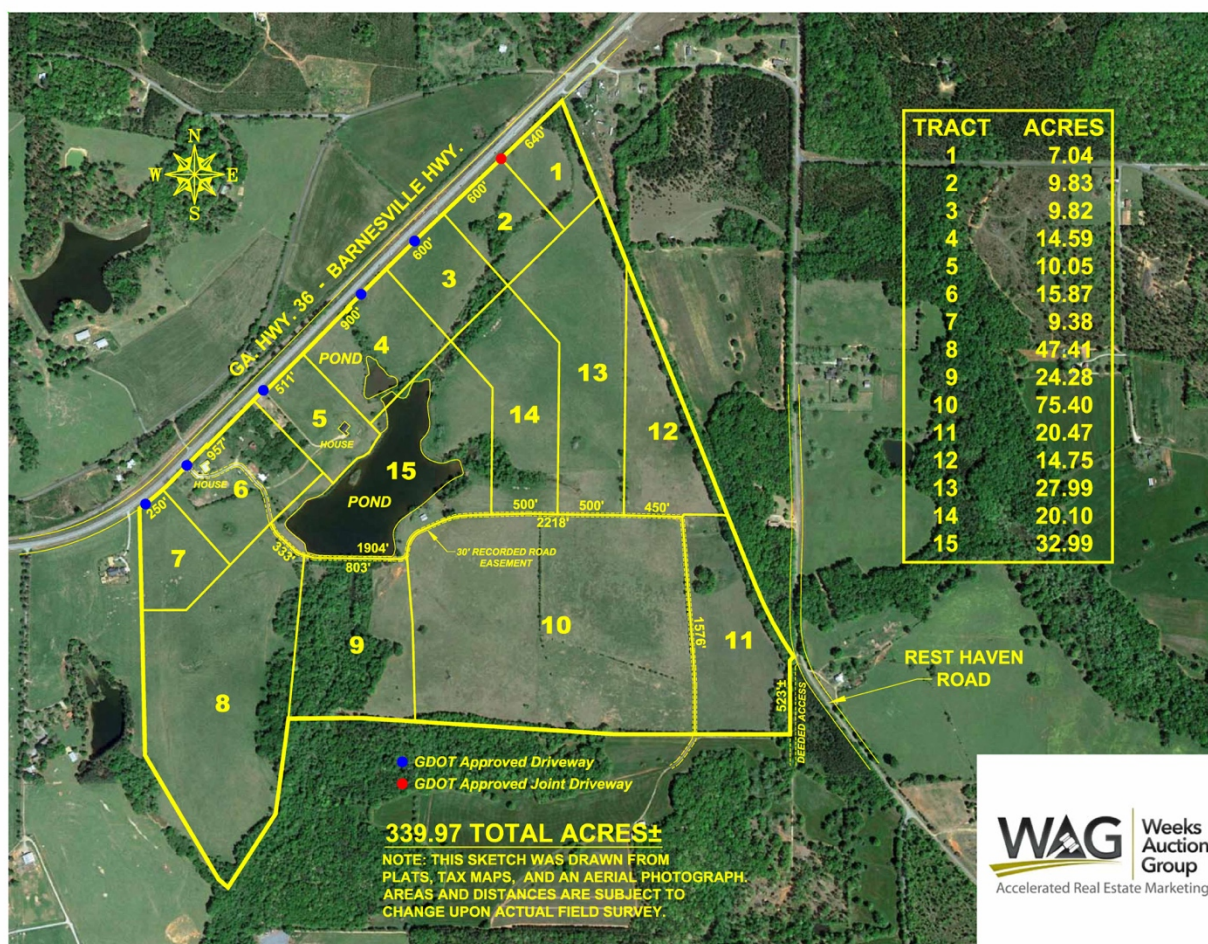
WORLD Famous CATTLEMAN

Georgia Monthly
Nash Named to Full-Time GCA Executive Sec'y Duty

Important Selling Features:

- 340 +/- Acre Cattle Farm
- 281 +/- Acres Established Pastures and Hay Fields (Mixed Bahia and Fescue)
- 26 +/- Acre Spring Fed Lake Located on Tract 15.
- Extensive Interior and Exterior Fencing
- Four Bedroom / Three Bath / Two Half Baths Home Located on Tract 5
 - Built in 2001
- Two Bedroom / Two Bath Home and Outbuildings Located on Tract 6
- Tracts Ranging From 7.04 +/- Acres to 75.40 +/- Acres
- Offered in Individual Tracts, Combinations of Tracts, and as a Whole.

339.97 +/- Acres Offered Divided and as a Whole!



The property is being offered in individual tracts and as a whole.

Buy One Tract or All at the Price You Set!

Property Address: 5416 Barnesville Hwy, The Rock, Georgia (Upson County)

Driving Directions: From Barnesville. From the heart of Barnesville travel 7.4 miles on GA Hwy 36 W to the property on the left. *Watch for Auction Signs!*

From Thomaston. From the heart of Thomaston, travel 8.9 miles on GA Hwy 36 E to the property on the right. *Watch for Auction Signs!*

Tax Parcels:

1	7.04 +/-	079 025	Tract 1: 640 +/- ft. Frontage on GA Hwy 36 with Billboard
2	9.83 +/-	079 024	Tract 2: 600 +/- ft. Frontage on GA Hwy 36
3	9.82 +/-	079 023	Tract 3: 600 +/- ft. Frontage on GA Hwy 36
4	14.59 +/-	079 021	Tract 4: 900 +/- ft. Frontage on GA Hwy 36 with Small Pond
5	10.05 +/-	079 021A	Tract 5: 600 +/- ft. Frontage on GA Hwy 36 with 4 Bedroom / 3 Full Bath / 2 Half Bath Home. Property Has Access to the Lake.
6	15.87 +/-	079 007	Tract 6: 868 +/- ft. Frontage on GA Hwy 36 with 2763 +/- Sq. Ft. 2 Bedroom / 2 Bath Home and Outbuildings.
7	9.38 +/-	079 006	Tract 7: 250 +/- ft. Frontage on GA Hwy 36
8	47.41 +/-	079 009	Tract 8: 333 +/- ft. Frontage on 30' Recorded Road Easement
9	24.28 +/-	079 010	Tract 9: 803 +/- ft. Frontage on 30' Recorded Road Easement
10	75.40 +/-	079 011	Tract 10: 2218 +/- ft. Frontage on 30' Recorded Road Easement
11	20.47 +/-	079 014	Tract 11: 1576 +/- ft. Frontage on 30' Recorded Road Easement Also Has Access Via Deeded Access from Rest Haven Road
12	14.75 +/-	079 015	Tract 12: 450 +/- ft. Frontage on 30' Recorded Road Easement
13	27.99 +/-	079 016	Tract 13: 500 +/- ft. Frontage on 30' Recorded Road Easement
14	20.10 +/-	079 017	Tract 14: 500 +/- ft. Frontage on 30' Recorded Road Easement
15	32.99 +/-	079 018	Tract 9: 1904 +/- ft. Frontage on 30' Recorded Road Easement with 25 +/- Acres Spring Fed Lake and Lake Pavilion

Tax Amount:

Tract #	Acres	Tax Parcel	2017 Property Taxes
1	7.04	079 025	\$ 72.02
2	9.83	079 024	\$ 95.01
3	9.82	079 023	\$ 94.00
4	14.59	079 021	\$ 140.07
5	10.05	079 021A	\$ 2,437.92
6	15.87	079 007	\$ 965.63
7	9.38	079 006	\$ 109.69
8	47.41	079 009	\$ 385.95
9	24.28	079 010	\$ 268.90
10	75.4	079 011	\$ 793.02
11	20.47	079 014	\$ 239.08
12	14.75	079 015	\$ 174.02
13	27.99	079 016	\$ 294.37
14	20.1	079 017	\$ 185.69
15	32.99	079 018	\$ 227.50

Agricultural Preferential Assessment:

The Property being sold is currently subject to Covenants for an Agricultural Preferential Assessment recorded in the office of the Clerk of Superior Court Upson County, Georgia (hereinafter the "Covenant"), see below for specific recording information and expiration dates. As a part of this transaction, Purchaser shall assume and/or continue the Covenants, and in the event Purchaser does not qualify to assume or continue the Covenants or fails to timely file an application to assume or continue the Covenants, then Purchaser shall be responsible for and pay any and all ad valorem taxes, costs and penalties associated with a breach, if any, of the Covenants. Seller agrees to fully cooperate with Purchaser's application for continuation or assumption of the Covenants. However, neither the Seller nor the Broker makes or have made any warranties or representations regarding the Covenants or the Purchaser's ability to qualify to continue or assume the Covenants. Further, the Purchaser does agree to indemnify and hold harmless the Seller, the Broker and the closing attorney from any and all costs, penalties, attorney's fees, and ad valorem taxes that are due and required to be paid as a result of the termination and/or breach of the Covenants. This warranty and indemnity shall survive the closing of the sale contemplated hereby and shall not be merged into the same.

For More Info, Contact: **Mark L Manley**
 Weeks Auction Group, Inc.
 (229) 890-2437
 info@BidWeeks.com