



Certified Real Estate

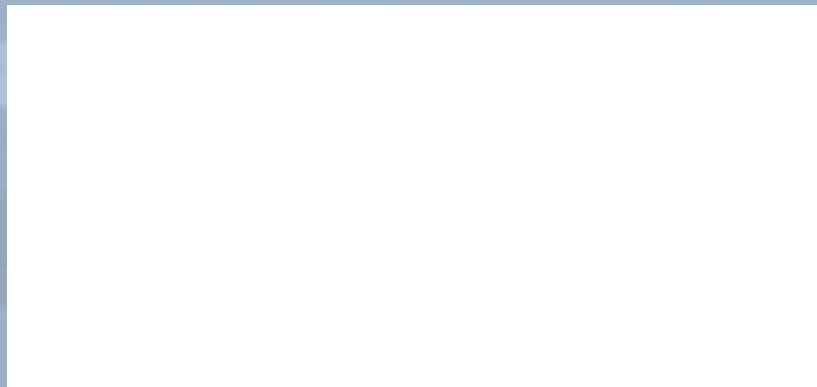
H. Myers Jackson
137 Twin Lake Drive
Moultrie, GA 31768
G.A.L. 003046

Prst. First Class
U.S. Postage
PAID
Permit # 92
Thomasville, GA

AUCTION

Saturday, June 21st
10:00 a.m.

FIRST CLASS MAIL
TIME DATED MATERIAL



Georgia Land Auction
Cairo, Grady County, Georgia

18.91± ACRES

High Bidder's Choice

229-726-0065



Certified Real Estate

229-726-0065

Myers@CertifiedAuctionMail.com

CertifiedRealEstateAuctions.com

ESTATE

AUCTION

Georgia Land Auction

Cairo, Grady County, Georgia

18.91± ACRES

Offered Divided - High Bidder's Choice

By Order of the Paul Baggett Estate



2104 LOWER HAWTHORNE TRAIL

Saturday, June 21st

10:00 a.m.



Certified Real Estate

Myers@CertifiedAuctionMail.com

Saturday, June 21st, 10:00 a.m.

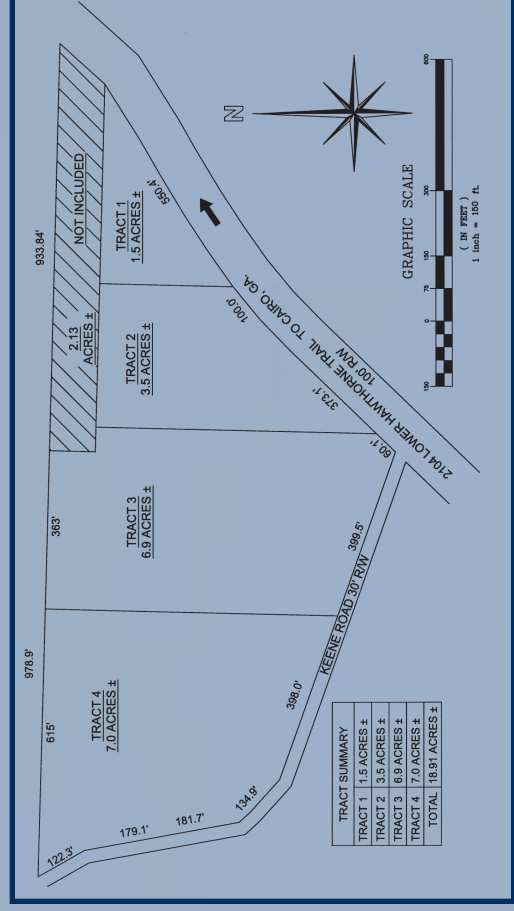


GEORGIA LAND AUCTION 2104 LOWER HAWTHORNE TRAIL



18.91± Acres Cairo, Grady County, Georgia

Paul Baggett Estate



- 18.91 ± Acres
- Road Frontage on Two Roads
- Offered Divided High Bidders Choice
- 3 Bd 2 Bath Frame Home on Tract 1
- Offered in 4 Tracts Ranging in Size From 1.5 Acres - 7 Acres
- Fenced and Gated
- Currently a Working Horse Farm
- Ponds on Tracts 2 and 3
- 7 Minutes to Cairo
- 11 Minutes to US 27
- 14 Minutes to Havana
- 32 Minutes to Tallahassee I-10/US 27
- 25 Minutes to Tallahassee via Concord
- 20 Minutes to Bannerman Rd., Leon County

Equipment Auction Includes

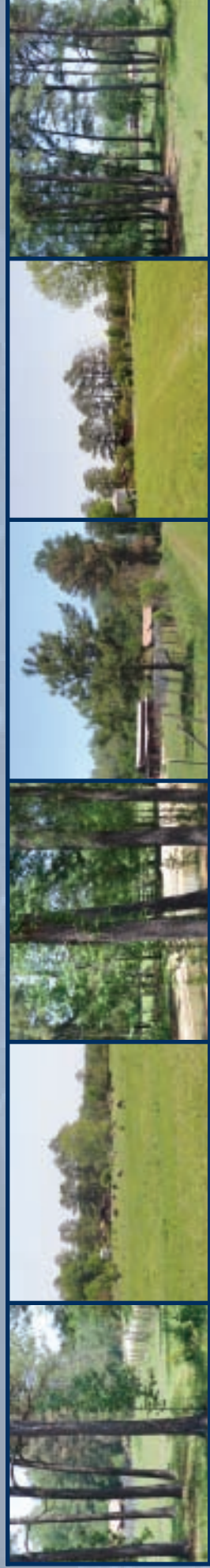
- Tractor
- Trailers
- Hay Equipment
- Round Pens
- Round Walkers by Moultrie
- Stalls/Panels/Gates
- Horse Tact
- Other Personal Property
- Subject to Prior Sale

**Selling Separately
Preview: June 20th @ 2:00 p.m.**

Video and Press Release Online

229-726-0065

Myers@CertifiedAuctionMail.com



**Pre-Register & Bid Online
CertifiedRealEstateAuctions.com**



Directions: In Cairo, Ga. Travel South on Ga Hwy 111 3 miles to Lower Hawthorne Trail Turn left on Lower Hawthorne Trail and travel 5.1 miles to 2104 Lower Hawthorne Trail. **Watch for auction signs!**
Preview: Drive by inspections welcome. A representative of Certified Real Estate will be on the property Friday, June 20th from 2:00 p.m. until 4:00 p.m. For a private showing call **Myers Jackson Broker /Auctioneer at 229-726-0065.**
Terms Real Estate: Successful bidders will deposit 15% of the purchase price at the auction in the form of cash, cashier's check, personal or company check with a bank letter of guarantee, sign a real estate sales contract with the balance due at closing. **10% Buyer's Premium Added!**
Closings: All real estate transactions must close within **45 days** of auction day.
Sample Guarantee Letter: As a customer of our bank, we will guarantee payment of checks drawn on account # _____ not to exceed the aggregate amount of \$ _____ for purchases at the auction of Grady County Auction Saturday June 21st, 2008.

Agency Disclosure: In all transactions, the auctioneer is acting as agent for the seller, not as buyer's agent. All acknowledge that H. Myers Jackson is the Broker and Auctioneer in conjunction with this transaction, any purchaser will sign a Real Estate Sales Contract with the Broker of record.
Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the 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 recipient's risk. Each bidder must conduct and rely solely upon its' own investigation and inspection. The property is being sold "AS IS" with any and all faults. Please review all information supplied and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over written matter and prior oral statements. Note: Under Title X, the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead-based paint. The period for the inspection begins June 11th through June 21st, 2008. All bidders must sign a waiver of the 10 day post sale inspection period. 08-05-001