

ESTATE OF HILTON D. BAXLEY, JR.

ONLINE ONLY AUCTION ENDING SEPT. 9 AT 1:00 PM

Two Adjoining Investment Properties in Baxley, GA
Tract 1 – 181 N. Main Street. Historic Home or Office Building
Tract 2 – 49 W. Ivey Street. Two Bedroom Rental House
You May Bid on Either Tract or Both Combined as One Tract



Tract 1 - 181 N. Main Street, Baxley, GA

- Beautiful Historic Home on Main Street
- Suitable for Retail, Professional Office or Residential Use. Zoned Commercial
- Corner Lot with High Visibility and Easy Access That Adjoins Tract 2
- Large Home with 2,422 Sq. Ft. of Living Area, High Ceilings, Hardwood Floors, 5 Large Rooms, 4 Fireplaces, 2 ½ Baths, Kitchen and Central Heat and Air

Previously Listed for \$139,000 This Multi-Use Property Will Absolutely Sell at or Above a Bid Price of Only \$75,000!

Estate Must Sell! A Rare Opportunity to Purchase Investment Property for Thousands of Dollars Less!



Tract 2 – 49 W. Ivey Street, Baxley, GA

- Excellent Rental House Investment that Adjoins Tract 1
- House Features Front Porch, Carport, 1,054 Sq. Ft. of Living Area with a Family Room, 2 Bedrooms, 1 Bath, Kitchen with Dining Area, Stove, Refrigerator, Washer and Dryer and Central Heat and Air.
- The Roof, Central Heat and Air System, and Hot Water Heater Were all Replaced New within the Last 5 Years.

This Excellent Rental House Will Absolutely Sell at or Above a Bid Price of Only \$35,000!

This is a Joint Venture Auction with The Atkins Agency. You May Call the Auction Company or Dale Atkins at 912-367-7701 for an Appointment to See the Properties.

DETAILED INFORMATION & BIDDING INSTRUCTIONS AT:
WWW.PROFESSIONALAUCTIONEER.COM/UPCOMING-AUCTIONS

Professional Auctioneers, Inc. 229-242-5412

Valdosta, GA - G.A.L. #C1409