

auctions

SEPT
9 & 16

Houston Springs Development



24[±]_{AC}
commercial
LAND

421[±]_{AC}
community

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AUCTIONS

Selling in Association with
 SAUNDERS
LAND



UNIQUE DEVELOPMENT OPPORTUNITY, TWO GREAT AUCTIONS

Seven Hills Auctions, in association with Saunders Land, presents the Houston Springs Development located in Perry, GA for auction. This established community features over 280 completed homes and is strategically positioned one mile from Interstate 75, near Robins Air Force Base, 30 minutes from Macon, and 90 minutes from Atlanta's International Airport.

This unique development opportunity is being offered in two auctions. The Sealed Bid Auction for the Houston Springs Development & Golf Course features 421± acres, 18-hole golf course & pro-shop, club house with pool & tennis/pickleball court, sales office, maintenance facility, homesites and land

for future development. Bid submissions are due September 9th, 3PM (EDT). The TractBID Land Auction features 24.873 acres of commercial land zoned C-2 in the Houston Springs Development. This property is being offered divided in 5 tracts ranging 4 to 6.697 AC, in combination, or as a whole. Online bidding will end September 16th, 12PM (EDT).

Learn more about both of these amazing auctions online at www.7Huctions.com where you can review our terms & conditions, detailed property information packets, and more.

CONTACT AN AGENT



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BID DEADLINE
SEPT 9TH, 3PM (EDT)

SEALED BID AUCTION

The Houston Springs Development & Golf Course Community is being offered via sealed bid auction. The offering includes an 18-hole golf course, pro-shop, sales office, maintenance facility, clubhouse with pool, tennis/pickleball courts, and room for future development. The property included excess land with approvals for 930 residential units, as well as, 47 improved lots and 64 roughed lots.

Community charter provisions provide substantial developer flexibility until three-quarters of the lots are sold. This unique opportunity is one you will not want to miss out on!

Sealed Bid deadline is September 9th, 3PM (EDT). Bidders must complete and deliver an executed Agreement of Sale and bidder deposit prior to the bid deadline. Bid opening will be at the direction of the auctioneer & broker. All bids will be opened on September 10th, 10AM (EDT).

Please visit 7Hauctions.com for full details, auction terms and conditions of sale.

Address: 80 Fairway Oaks Dr
Perry, GA 31069

County: Houston

Seller Type: Private Equity Group

Subdivision: Houston Springs

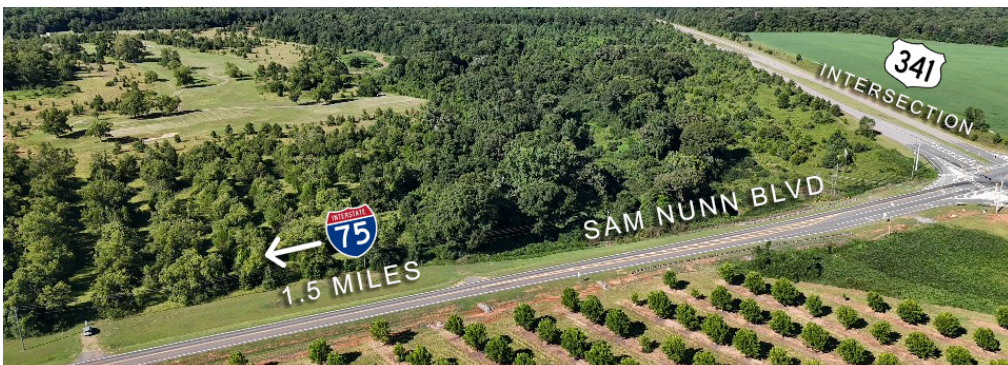
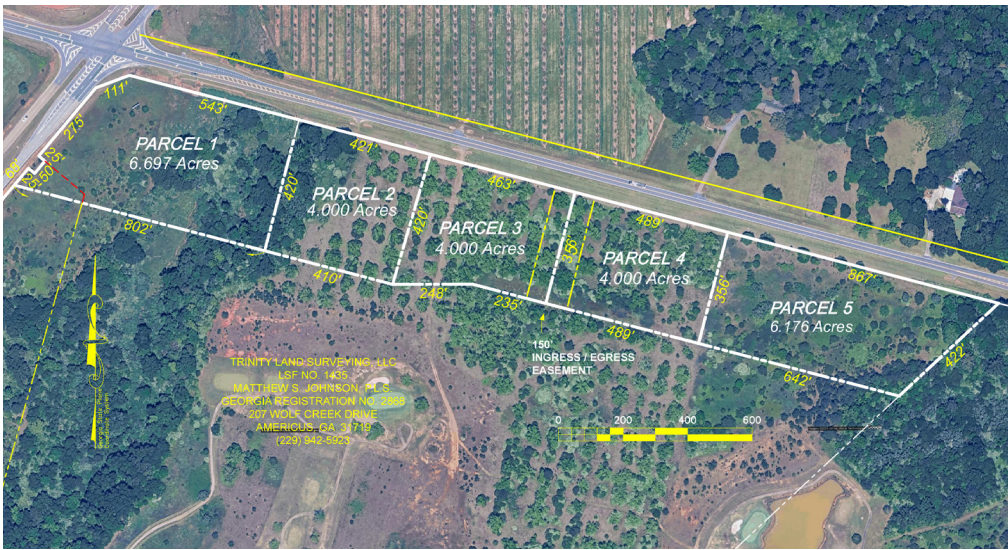
Lat/Lon: 32.47323, -83.76529

Tax ID: See Property
Information Packet
at 7Hauctions.com

Total Land
Area: 421± Acres

Auction Type: Sealed Bid





ONLINE BIDDING ENDS
SEPT 16TH, NOON (EDT)

TRACTBID LAND AUCTION

This prime commercial development opportunity is zoned C-2 in the Houston Springs Development of Perry, GA. The development is conveniently located 1.5 miles from Interstate-75 and just across the street from the new Jack Link's manufacturing plant, adding 800 jobs to the area. This is a rare opportunity to acquire prime commercial acreage in Houston county's expanding market.

Our tractBID auction format allows bidders to place bids on 5 individual tracts ranging 4 to 6.697± acres, create combinations, or bid on the 24.873± acres as a whole. Online bidding ends September 16th, 12PM (EDT). Please visit 7Huctions.com for full details and auction terms & conditions.

- Address: S/S of Sam Nunn Blvd
Perry, GA 31069
- County: Houston
- Seller Type: Private Equity Group
- Subdivision: Houston Springs
- Lat/Lon: 32.482767, -83.769661
- Tax ID: See Property
Information Packet
at 7Huctions.com
- Total Land
Area: 24.873± Acres
- Auction Type: tractBID



Seven Hills Auctions, LLC / William C. Lee III, Broker In Charge
 Auction License: TN: 7182, GA: AU-C003134, GA: AU-003505, FL: AB3765,
 FL: AU4335, AL: C-253, AL: A5495, MS: 24292, MS: C-23814, LA-AB513, LA-2111
 Real Estate License: GA-77326, GA-319468, FL-CQ1057830, FL: BK3266710,
 AL: 000147503, AL: 000144572, MS-A1613, SC-REL.140231 BIC
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