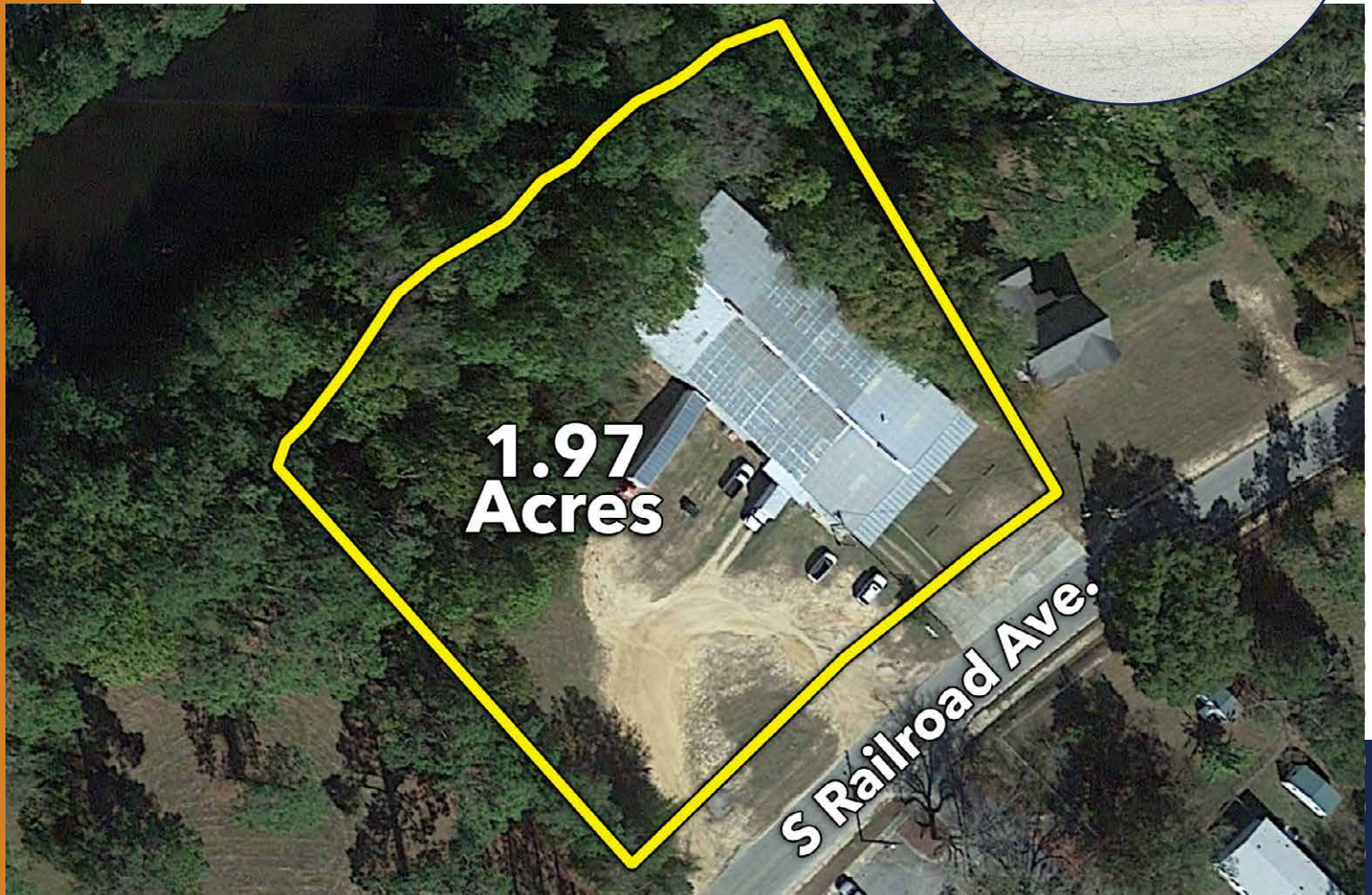
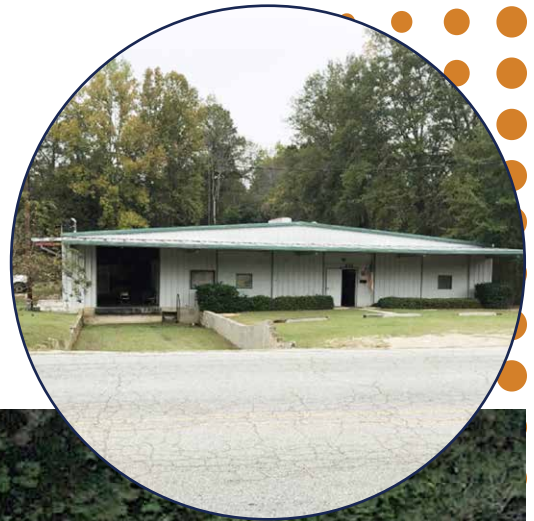


Real Estate  
Auction

# COMMERCIAL WAREHOUSE

418 S Railroad Street  
Twin City, Georgia



**BIDDING ENDS NOVEMBER 5<sup>TH</sup>**

**Joe Lanier,  
Auctioneer**

912.531.7007

joe@southauctiongroup.com

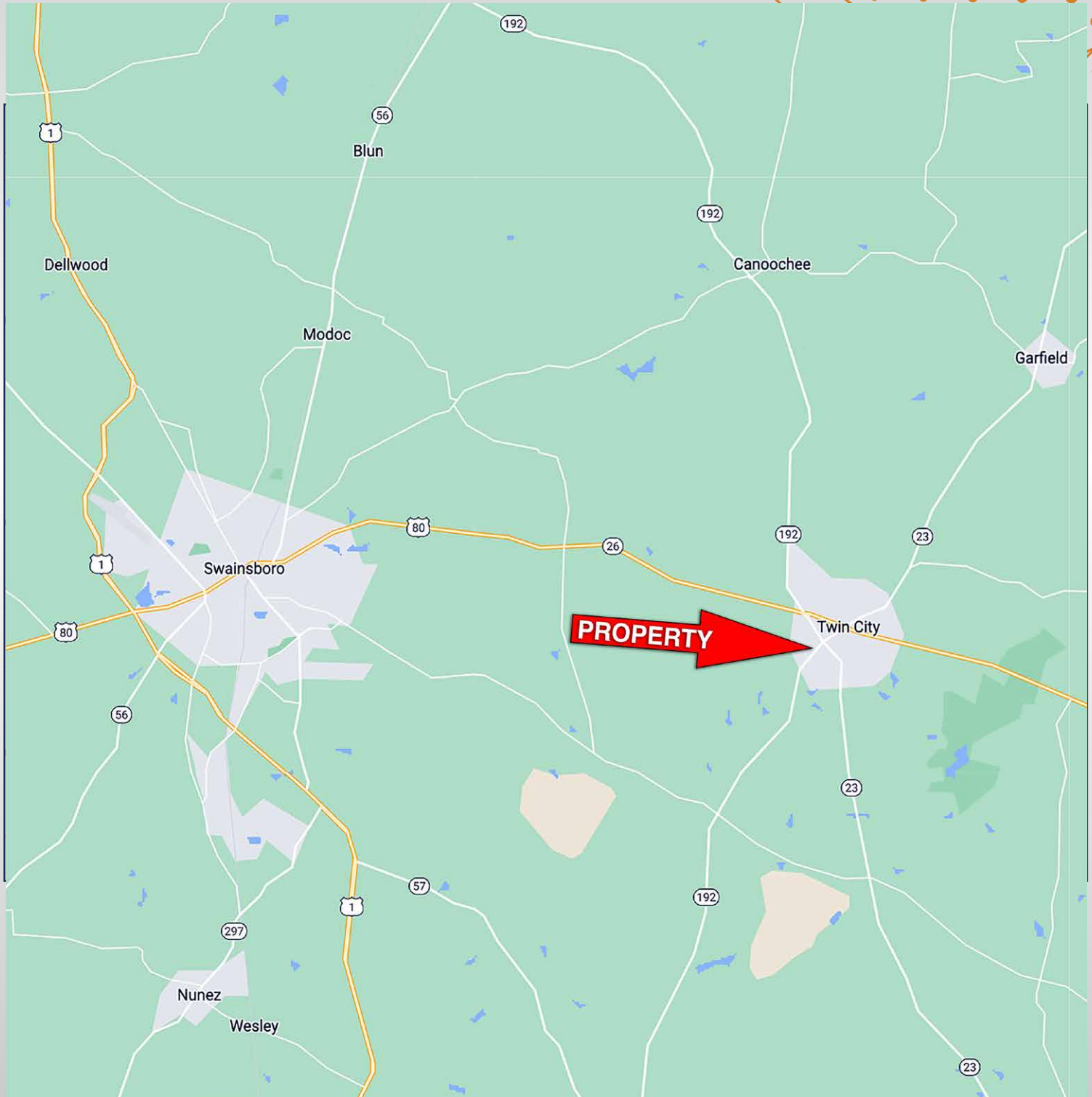


**SOUTH  
AUCTION**

**SouthAuction.com**



# PROPERTY LOCATION







## LOCATION MAP







## DRONE MAP





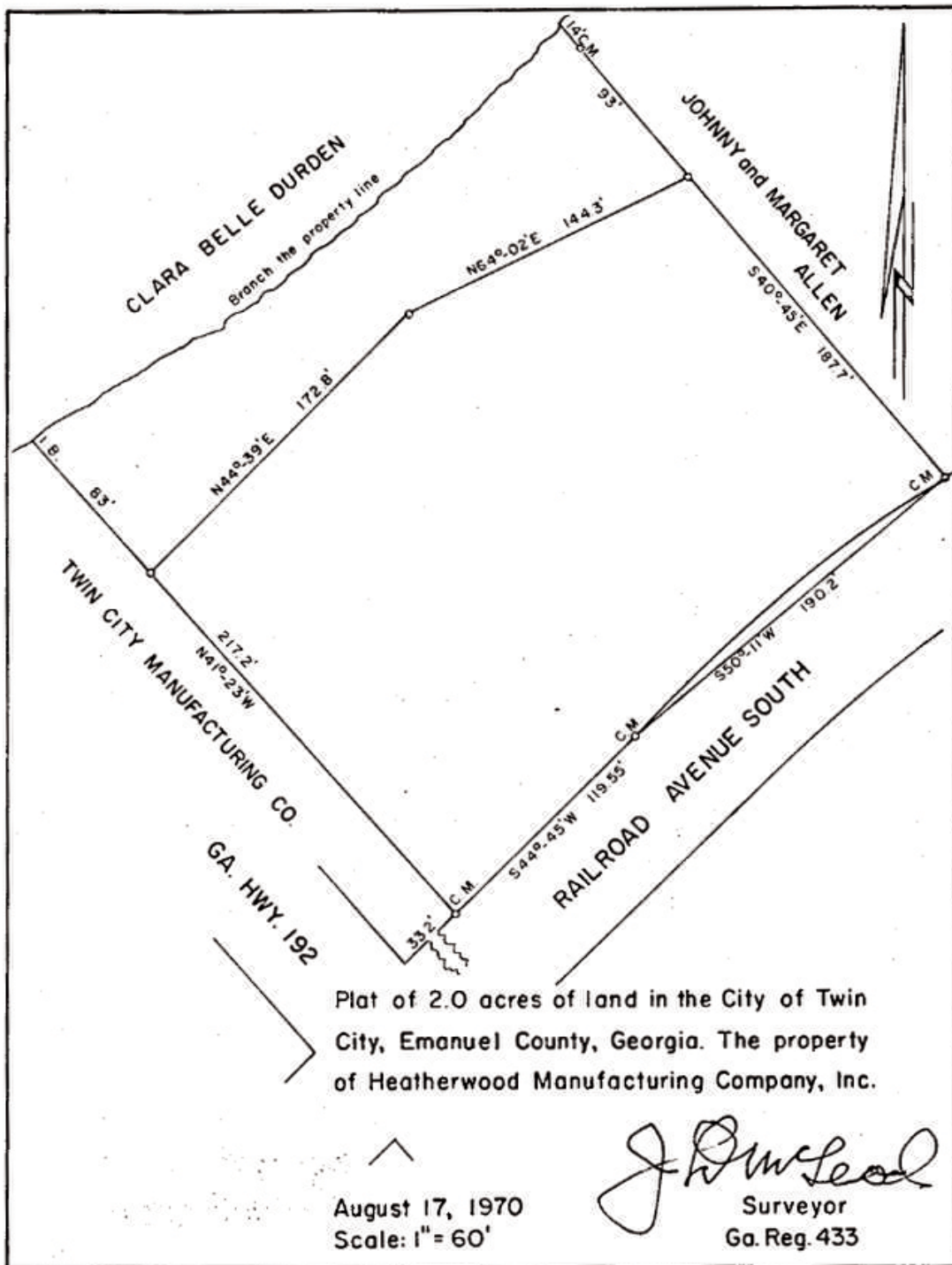


## DRONE MAP





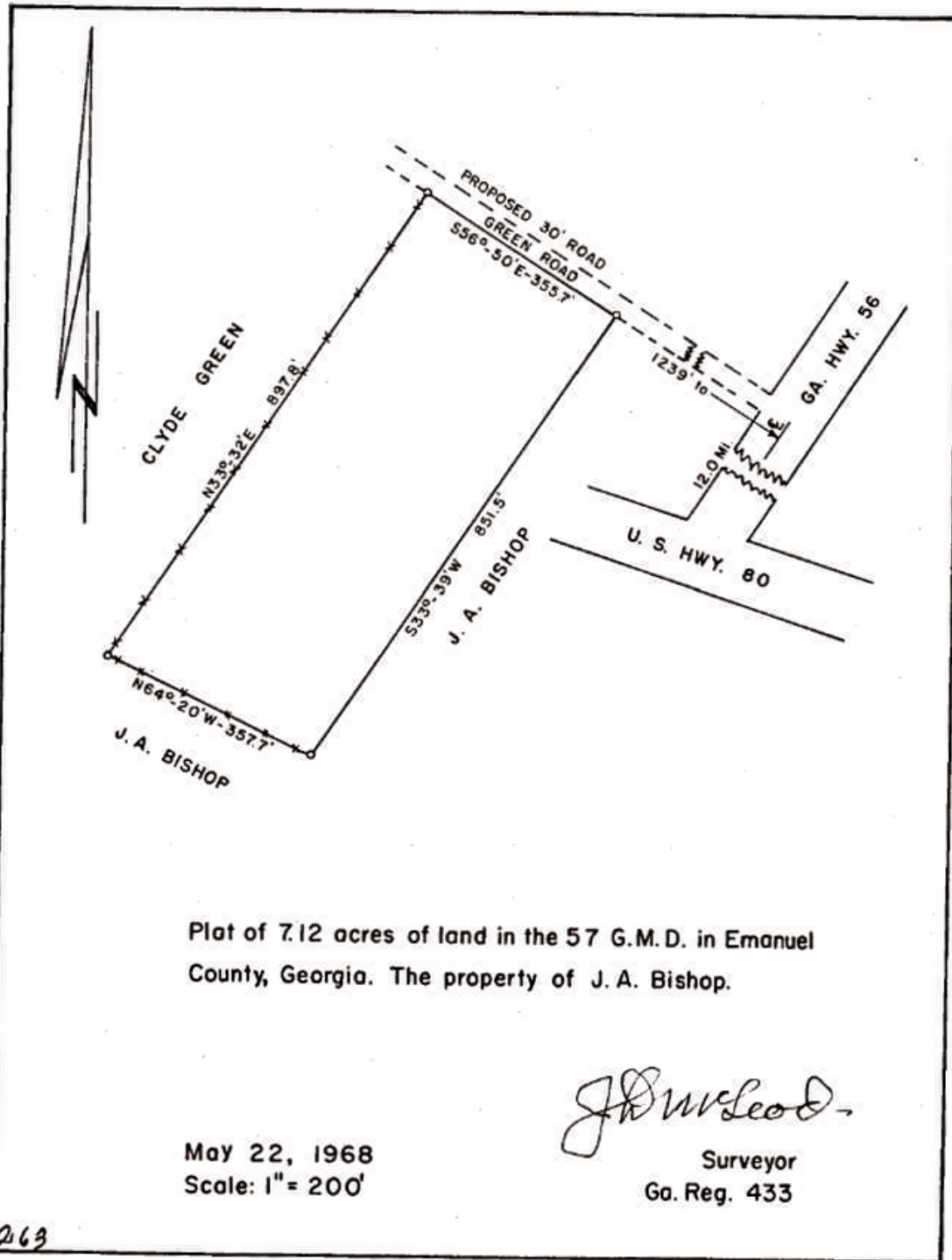
## PLAT MAP







## PLAT MAP





# LEGAL DESCRIPTION

## Schedule A

All that tract or parcel of land lying, situate, and being in the City of Twin City, 1560<sup>th</sup> G.M. District of Emanuel County, Georgia, containing 2 acres, more or less, and bounded now or formerly as follows: Northeast by lands of Johnny Allen and Margaret Allen; Southeast by Railroad Avenue South; Southwest by lands of Twin City Manufacturing Company; and Northwest by the lands of Clara Bell Durden, the branch being the line. Said property is more particularly described by a plat made by J.D. McCleod, Surveyor, dated August 17, 1970, which is recorded in the Office of Clerk, Emanuel Superior Court, Plat Book 5, Page 263, to which reference is made as a part of this description.

Said tract of land is the same as that conveyed to CheMaster, Inc. by Warranty Deed from the Development Authority of Twin City, dated August 28, 1996, which was recorded in Deed Book 87, Page 266, of the records of the Office of Clerk, Emanuel Superior Court.

The above is all the property obtained by Hunter's Sales, Inc. by virtue of Warranty Deed from CheMaster, Inc., dated May 2, 2000, and recorded in Deed Book 143, Page 469, in the Office of the Clerk of Superior Court of Emanuel County, Georgia.

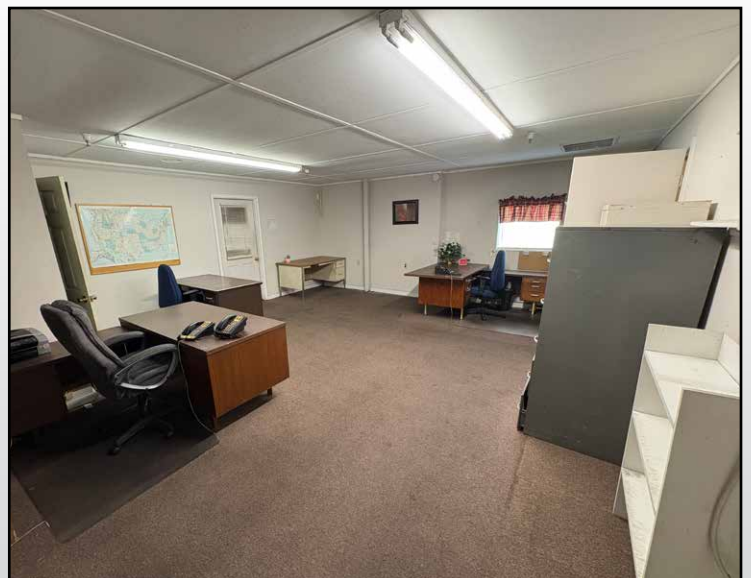
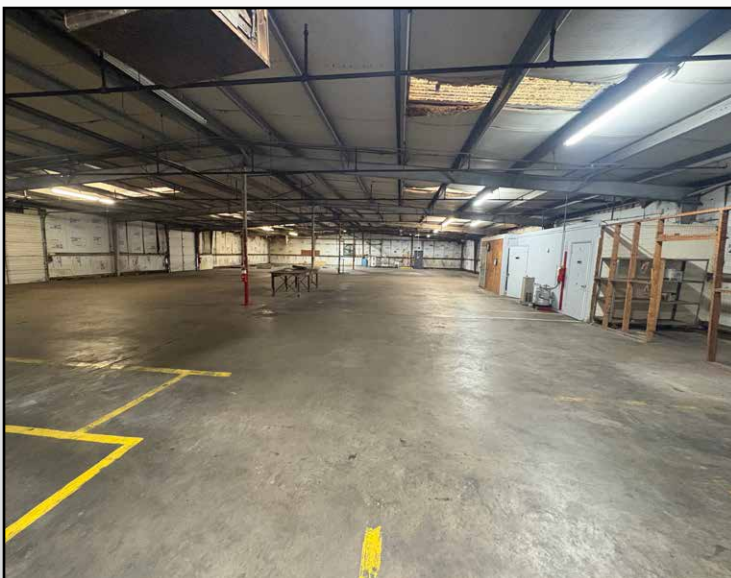
Tax Map No.: T02 026

Property Address: 418 S. Railroad Ave., Twin City, GA 30471





# PHOTOS





## PHOTOS

