



# 784 AUGUSTA ROAD THOMSON, GA 30824

## 56-year-old Family Business and Property for Sale.

Custom producer of feed as well as supplying fertilizers, plants, seeds, harvesting and farming supplies. 9.5 acres containing 94,000 SF of warehouse and farm buildings and retail store.



**\$2,900,000 Gross Sales**

**3 Year Average Gross Profit \$700,472**

**12,000 SF Feed Mill**

**20,000 SF Fertilizer Plant**

**50,000 SF Hay Storage**

**100,000 Gallon Fertilizer Storage**

Steven Bush  
404-276-7441  
Sbush1973@comcast.net

Gail Garner  
678-463-4707  
GailGarnerRealtor@gmail.com





ATLANTA COMMERCIAL BOARD OF REALTORS®, INC.  
Confidentiality Agreement



**(Principal)**

This Confidentiality Agreement is to be signed prior to receiving a "Marketing Package" for the sale of McDuffie Feed and Seed (the "Property") located in McDuffie County, Georgia having an address of 784 Augusta Road, Thomson, GA 30824. The Property is being offered exclusively for sale by Steven Bush and Gail Garner with Virtual Properties Realty, a licensed Georgia Real Estate Broker ("Broker").

The Marketing Package contains brief, selected information pertaining to the Property and has been prepared by Broker primarily from the information supplied by the owner(s) or the owner's agents. Neither Broker nor owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the offering or any of its contents and no legal liability is assumed to be implied with respect thereto.

By acknowledgement of receipt of this Marketing Package, the undersigned agrees to act solely as a Principal in this transaction or has the authority to act on the behalf of the Principal, that the Marketing Package and its contents are confidential, and that the undersigned will hold and treat it in the strictest of confidence. The undersigned may share information with its directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives, only if the undersigned notifies such parties of the requirements of this Confidentiality Agreement. The undersigned shall direct or submit all communications, correspondence, inquiries, negotiations and purchase offers relating to the Property through Broker. The undersigned shall not, directly or indirectly, contact the owner of the Property, its agents, employees, tenants, suppliers, customers and representatives. The undersigned or its representatives shall not visit the Property without the express permission of the Broker.

THE OWNER(S) EXPRESSLY RESERVE THE RIGHT IN THEIR SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

ACKNOWLEDGED and AGREED TO:

Company: \_\_\_\_\_

\_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Date: \_\_\_\_\_

Email: \_\_\_\_\_