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SEPTEMBER 2026

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Oldham

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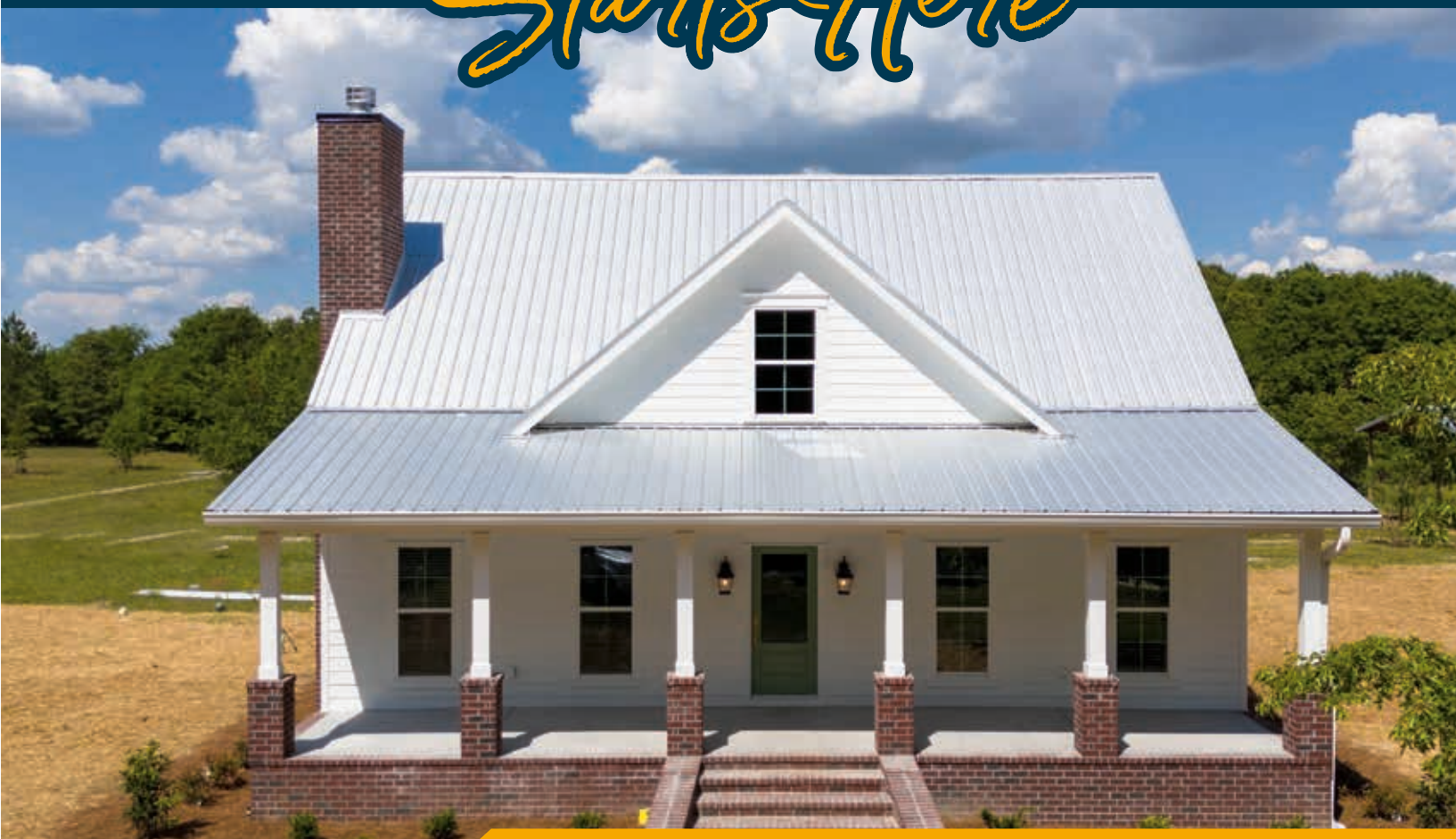




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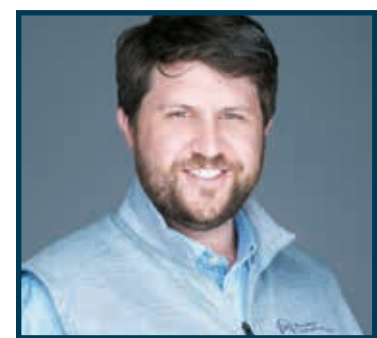
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Our Vision for Greater Augusta Real Producers

To foster a stronger real estate community where agents and preferred partners build meaningful relationships, communicate effectively, and treat one another with respect. Better collaboration leads to smoother transactions, happier clients, and greater opportunities for repeat business for everyone involved.



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Publisher's NOTE

It is with great pride and excitement that I present the **One-Year Anniversary Edition** of *Greater Augusta Real Producers*. I am incredibly grateful to the agents and preferred partners who have supported me with unwavering confidence and helped make this publication a reality for our real estate community.

I'm especially proud to feature **Sheri Myers**, one of the very first agents I interviewed when launching the magazine. Sheri is as beautiful on the inside as she is on the outside, and it has been a joy to watch her continued success.

It was also a pleasure to reconnect with **Kim MacDonald** and pick up our right where we left off years ago. I'm so proud of everything she has accomplished in her second career. Her story is a wonderful reminder that it's never too late to pursue your passion.

Fred Sims has been a business acquaintance of mine for many years. Throughout my banking career, I came to know him as a man of integrity, dependability, and exceptional customer service. If someone had told me years ago that I'd one day be featuring Fred in a real estate magazine, I probably wouldn't have believed them. Life certainly has a way of bringing people back together in unexpected and rewarding ways.

And last, but certainly not least, it is an honor to have **Greg Oldham** grace the cover of this anniversary issue. Greg is one of the most accomplished REALTORS® in our industry and an inspiration to so many. His success is a testament to what hard work, consistency, and dedication can achieve.

To everyone who has been featured in the magazine this past year—thank you. It has been a privilege to sit down with each of you, hear your stories, and learn about the journeys that

brought you to where you are today. Every interview reminds me that behind every successful business is a unique story worth telling.

I'm equally grateful to our preferred partners, whose support makes this publication and our events possible. Thank you for believing in this vision and for trusting me to showcase the very best of our real estate community.

One of the highlights of this past year has been bringing everyone together at our networking events. I genuinely enjoy the energy, enthusiasm, and camaraderie in the room each time we gather. If you haven't attended one yet, I encourage you to join us—you'll quickly discover that these events are about much more than networking. They're about building relationships, supporting one another, and elevating the culture of real estate throughout Greater Augusta.

As we celebrate this first anniversary, I'm filled with excitement for what lies ahead. Here's to Year Two! I can't wait to continue sharing your stories, celebrating your successes, and growing this incredible community together.

With gratitude,



Freda Baker
Publisher
Greater Augusta Real Producers

FAQ



ALL ABOUT GREATER AUGUSTA REAL PRODUCERS

Q: WHO RECEIVES THIS MAGAZINE?

A: The top 300 agents in Greater Augusta based on volume for the previous year and our Preferred Partners receive a tangible copy of the magazine. There are thousands of agents in the region, and you, in this elite group, are the cream of the crop. Just to be included in this group is an accomplishment that testifies to your hard work, dedication, and proficiency.

Q: DO REAL ESTATE AGENTS HAVE TO PAY FOR MAGAZINES OR EVENTS?

A: NO! The magazine and events are FREE to agents and funded by the preferred partners who advertise.

Q: WHAT KIND OF CONTENT WILL BE FEATURED?

A: This is all about you. We'll do personal and unique stories on members in the community, providing you with a platform to inspire others. As we grow, we'll add fresh content focused entirely on you. It costs absolutely nothing for a REALTOR® to be featured. We are not a pay to play model; we write real stories, about Real Producers, and we're always accepting nominations. We will consider anyone brought to our attention—we don't know everyone's story so we need your help to learn about them!

Q: WHO ARE OUR PARTNERS?

A: Anyone listed as a "Preferred Partner" in the front of the magazine



is funding and fueling this community and is an essential part of it. They are the top professionals in their industry. They will have an ad in every issue of the magazine and attend our events. One or many of you have recommended every single Preferred Partner you see in this publication. Our goal is to create a powerhouse network, not only for the best REALTORS® in the area, but the best affiliates as well, so we can grow stronger together.

Q: DOES REAL PRODUCERS HAVE EVENTS?

A: Yes! Along with the magazine, we will host quarterly events exclusive to this community, where you—the best of the best—get together at local

venues to socialize, mastermind, deepen connections, and better our businesses. We will communicate about events through the magazine and on social media. Stay tuned for info on our launch party this Fall!

Q: HOW CAN I RECOMMEND A BUSINESS OR FEATURE STORY?

A: If you are interested in contributing, nominating REALTORS® to be featured, know of top-notch Preferred Partners who you believe should be a part of our community, or would simply like to network, feel free to email me. I look forward to hearing from you!

Email: Freda.Baker@N2co.com



Greg Oldham

A CAREER BUILT ON HARD WORK.
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PHOTOGRAPHY BY EDGAR VILLEDA, STRONGSHOT STUDIO, AT THE HOME OF SCOTT & JANET GRAY

There are few names in the Greater Augusta real estate community as synonymous with consistency, integrity, and relentless work ethics like **Greg Oldham**. As Vice President at Meybohm Real Estate, Greg has spent more than two decades proving that lasting success isn't built on shortcuts—it's built one relationship, one problem solved, and one satisfied client at a time.

That philosophy has produced remarkable results, including over one billion dollars in career sales volume, and earning him Augusta's top agent award for many years. Yet ask Greg how he defines success, and the conversation quickly moves away from numbers. "Making my clients happy and seeing their needs fulfilled," he says. "Having a positive impact on others." That simple philosophy has been the foundation of his business since joining Meybohm in 2002.

A Fighting Spirit
No stranger to struggle, Greg's first lesson in perseverance came early in life. In May 1968,

Mrs. Billie Oldham gave birth to her fifth child. However, Greg was born eight weeks prematurely, weighing in at less than three pounds. Doctors were not sure he would survive. But with a fighting spirit, he pulled through and has not lived a day without that fight in him since.

The Work Behind the Success
Long before becoming one of the area's top-producing REALTORS®, Greg thought his future would be in medicine. After earning a Bachelor of Science degree in Biology from the University of Georgia in 1993, he pursued opportunities in the medical field before discovering that his greatest strengths weren't in science—they were in building relationships, communicating, and negotiating.

Inspired by entrepreneurial thinking and real estate investing, Greg earned his real estate license and joined Meybohm in April 2002. Like many successful agents, his early years required persistence, patience, and unwavering



clients long after they’ve received the keys to their home. It’s not uncommon for someone to call Greg ten years after buying a house because they need help finding someone to repair a roof, fix plumbing, or solve an unexpected problem. “They trust me,” he says, “and I want to be there for them.”

That commitment to service has become one of the defining characteristics of his business. Greg isn’t afraid to have difficult conversations if it’s in his clients’ best interest, and he approaches every obstacle with one goal in mind: finding a solution. “My clients motivate me. I never want them to feel like I’m not there for them. I don’t like to say no. If I don’t have a solution, I will figure one out.”

No One Succeeds Alone

Behind every successful business is a strong support system, and Greg is quick to recognize the people who make his success possible. In addition to his support system at Meybohm, his wife of 27 years, **Ansley**, has been his biggest supporter throughout his career. “Without the support and understanding of my wife, I would not be where I am today,” he says. “She is the glue that holds everything together.”

Together they have raised their son, Drew, who is following in his parents’ footsteps with an impressive work ethic while completing an electrical apprenticeship with Newsome Electrical Construction. Their family also includes Ringo, the family dog.

Professionally, Greg relies on two full-time assistants, Taylor Zange and Austin Albertson,

determination. Those experiences helped shape the business philosophy he still lives by today.

“There is always someone smarter or better,” Greg says, “but no one will outwork me.”

That mindset was instilled by watching his father, Dr. Harry Oldham, leave home every morning, dressed for work and committed to providing for his family. Today, Greg carries the same discipline that his father instilled into him in every transaction.

A Reputation That Lasts

Greg believes real estate doesn’t end at the closing table. While many agents focus on getting clients from contract to closing, Greg focuses on becoming a lifelong resource. Over the years, he has built an extensive network of trusted contractors, vendors, and service professionals who allow him to help



who help keep his business running smoothly so he can remain focused on serving clients at the highest level.

When he isn’t working—which admittedly isn’t often—you’ll likely find him spending time with his family, enjoying a round of golf, or making the trip to Athens to cheer on his beloved Georgia Bulldogs.

Sage Advice

For newer agents in the industry, Greg has some sage advice. “Toil through the first twelve months, even though they are grueling and stressful. Prove to the industry that you are willing to put in the time and effort to do the job right. There really is no shortcut.”

Giving Back

Success has also created opportunities to serve beyond real estate. Greg was honored as the Leukemia & Lymphoma Society’s Man of the Year in 2019 and currently serves on the board of Cancer Support Services (formerly the Lydia Project). He also supports numerous organizations throughout Greater Augusta, including the Boys & Girls Club, Cure Childhood Cancer, Lakeside High School, and several other local charities and schools. For Greg, giving back is simply another extension of serving others.

“THERE IS ALWAYS SOMEONE SMARTER OR BETTER, BUT NO ONE WILL OUTWORK ME.”

Looking Ahead

Even after more than two decades in the business, and countless milestones, Greg isn’t slowing down. His goals remain refreshingly simple: continue learning, continue serving people, and continue growing his business. That mindset—combined with a relentless work ethic, unwavering honesty, and genuine care for every client—is exactly why Greg Oldham continues to be one of the most respected real estate professionals in the industry. His clients know they have someone who will answer the phone, tell them the truth, tackle challenges head-on, and never stop working on their behalf. These are just a few of the qualities that make Greg a true legend in the real estate industry. 🍷



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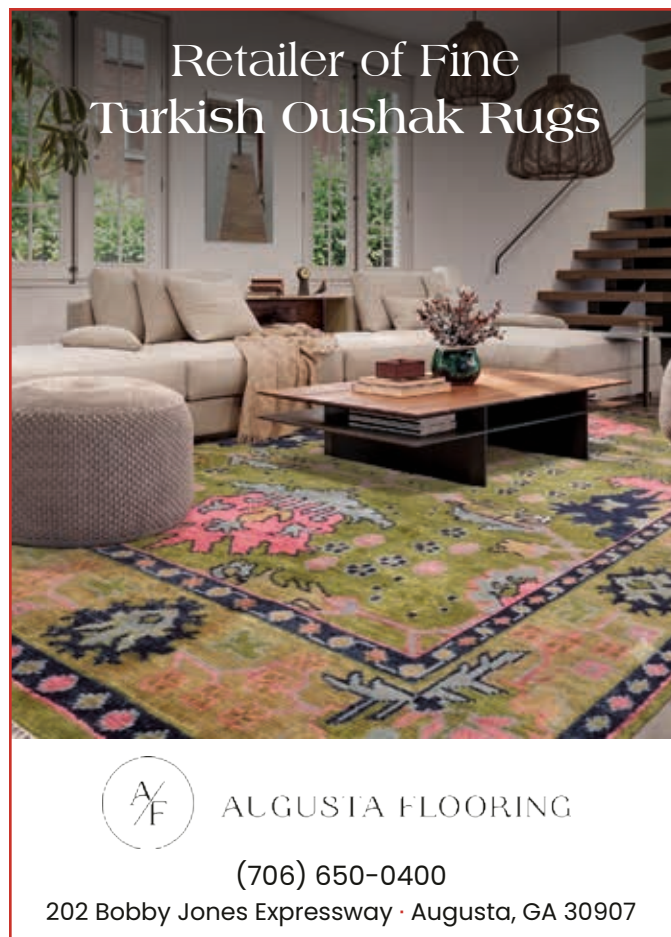


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FRED Sims

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INTEGRITY, EXPERIENCE, AND A COMMITMENT TO GETTING IT RIGHT

Sometimes the best careers are the ones we never planned.

For **Fred Sims**, owner of **Sims Appraisal Company**, a career in real estate appraisal began shortly after graduating from the University of Georgia in 1986. What started as an unexpected opportunity has grown into decades of helping buyers, lenders, REALTORS®, and homeowners make informed decisions during some of life's biggest financial moments.

Fred's first position was with Augusta Appraisal Company, where he learned the fundamentals of the profession. When the savings and loan crisis led to company layoffs, he accepted a position with TRW out of Atlanta. Unfortunately, another round of layoffs followed, but instead of viewing it as a setback, Fred saw an opportunity. He founded Sims Appraisal Company, building a business centered on hard work, reliability, and exceptional customer service.

Those values continue to define the company today.



“Availability, dependability, and a true knowledge of our market area has played a big role in my success,” Fred says. “Also, the customer always comes first. Listen first, then speak.”

Throughout his career, Fred has appraised thousands of properties, but a few have stood out as unforgettable. An underground barn home and a custom barndominium presented unique challenges unlike anything he had encountered before. Rather than relying solely on his own experience, he reached out to multiple industry experts to ensure each appraisal was completed accurately. His willingness to seek additional knowledge reflects one of the most important lessons he’s learned over the years: never cut corners.



“**AVAILABILITY, DEPENDABILITY, AND A TRUE KNOWLEDGE OF OUR MARKET AREA HAS PLAYED A BIG ROLE IN MY SUCCESS. ALSO, THE CUSTOMER ALWAYS COMES FIRST. LISTEN FIRST, THEN SPEAK.”**

“Be honest,” he says simply. “Do the work the right way.” That philosophy has earned Fred the trust of clients throughout Greater Augusta. He understands that an appraisal is much more than a report—it plays a critical role in helping families purchase one of the biggest investments of their lives.

When asked how he keeps up with all the changes in

the industry, he says with a smile, “Pray hard and read as much as possible.”

Looking ahead, he believes now is an exciting time for those considering a career in appraisal. The profession offers independence, flexibility, and the opportunity to build a rewarding business while serving people every day. As the appraisal industry

continues to evolve with new technology, changing regulations, and updates such as the modernized Uniform Residential Appraisal Report (URAR), Fred remains committed to staying informed.

Family has always been at the center of Fred’s life. He and his wife, Tricia Sibley Sims, have two children, Madeline and Franklin, and are now enjoying life as grandparents to their one-year-old granddaughter, Hart. Continuing the family legacy, his son Franklin has joined Sims Appraisal Company as an appraiser,

making the business a true family enterprise.

When he’s not evaluating properties, Fred enjoys spending time on the golf course, hunting, fishing, and traveling with family and friends.

Looking back over nearly four decades in the industry, Fred’s success hasn’t been built on shortcuts or luck. It has been built on integrity, perseverance through challenging economic times, and a genuine desire to help people. For clients and real estate professionals alike, that’s the kind of experience that never goes out of style. ▀



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SHERI
Myers

FOR SHERI MYERS, REAL ESTATE HAS NEVER BEEN SIMPLY ABOUT BUYING AND SELLING HOUSES. IT IS ABOUT HELPING PEOPLE ACHIEVE ONE OF LIFE’S MOST MEANINGFUL GOALS WHILE BUILDING RELATIONSHIPS THAT LAST LONG AFTER THE CLOSING TABLE.

As a REALTOR® with Berkshire Hathaway HomeServices Beazley, REALTORS, Sheri serves clients throughout Greater Augusta while also working as a new homes site agent at The Retreat at Storm Branch in Beech Island, South Carolina. Since entering the industry in 2013, she has established herself as one of the area’s top-

performing agents, closing 48 transactions totaling more than \$18 million in sales volume in 2025 alone.

Her accomplishments have earned her numerous honors, including Berkshire Hathaway HomeServices’ Honor Society designation, three President’s Circle awards, four Chairman’s Circle Gold awards, and

the 2025 Rising Star Award from the Realtors of Greater Augusta.

Yet Sheri’s path to real estate was anything but traditional.

Originally from a small town in Indiana, Sheri attended the same school from kindergarten through high school — the very same school her own children

later attended and where she would eventually teach elementary art for nearly a decade. A graduate of Indiana University, she first pursued studies in interior design before building experience in photography, window coverings, and education. When school budget cuts threatened the art and music programs, reducing her

“SOMETIMES
LIFE REDIRECTS
US TOWARD
OPPORTUNITIES
WE NEVER
IMAGINED.”



position to part-time status, Sheri faced an important crossroads. At the same time, she was navigating a difficult personal transition and seeking a fresh start following her divorce.

“Sometimes life redirects us toward opportunities we never imagined,” Sheri says.

That journey eventually led her to Augusta in 2014 with little more than faith, determination, and a willingness to embrace the unknown. “Moving to a place where I had no knowledge of the area, no business contacts, and very little real estate experience was scary,” she recalls. “But I somehow felt at peace with

the decision and had faith that everything would work out.” It did.

Shortly after arriving in Augusta, Sheri met broker Barbara Sanders, who welcomed her to what was then Prudential Real Estate, just before the company transitioned to Berkshire Hathaway HomeServices

Beazley, REALTORS. Sheri immediately recognized the company’s strong presence in new construction — a specialty that aligned perfectly with her unique background.

Today, new construction is the lane she loves most.

Her education in interior design, experience in photography, understanding of architectural concepts, and years spent teaching creativity allow her to offer buyers something beyond traditional real estate expertise. Whether helping clients envision floor plans, select finishes, or make design decisions, Sheri combines practical knowledge with creativity to help buyers feel confident throughout the process.

Her colleagues often describe her as exceptionally organized, but Sheri believes

her greatest strength may be her ability to foster positive relationships. “I love establishing positive relationships with other agents,” she says. “This business is so much easier when we all work together and keep in mind that our end goal is helping people achieve their dream of homeownership.” That spirit of collaboration and positivity has become a hallmark of both her business and her reputation throughout the industry.

Outside of real estate, Sheri remains deeply connected to her faith and community. Shortly after arriving in Augusta, she found a church home at Stevens Creek Church and immediately felt she was exactly where she was meant to be when Pastor Marty delivered a message entitled “Welcome Home” during her very first service.

She also volunteers with Bridge Builder Communities, an organization supporting young adults aging out of the foster care system, and has served on several Realtors of Greater Augusta committees, including Community Outreach, Education, and currently Finance.

Family remains at the center of everything she does. Sheri is the proud mother of two sons, Kaiden and Jait. Kaiden remains in Indiana, while Jait serves in the United States Air Force with his wife and their two daughters. Although distance separates them, family beach vacations, holiday gatherings, and nearly daily video chats keep everyone close. Her granddaughters hold a particularly special

place in her heart and affectionately call her “Emie” — a nickname inspired by her well-known love for M&Ms.

When she isn’t working, you’ll often find Sheri on a golf course, supporting local coffee shops, enjoying fireworks, or spending time with family and friends. Golf, in particular, became a passion only after moving to Augusta, despite the fact that her son Jait excelled at the sport growing up and even scored a hole-in-one the very first time he played.

Ask Sheri how she defines success, and her answer reflects the perspective gained through both triumph and adversity. “Goals reached, lessons learned, and a peaceful heart.” Those words capture not only her philosophy but also the journey that brought her here. Inspired by Jeremiah 29:11 and guided by the belief that every chapter prepares us for the next, Sheri approaches both life and business with optimism and purpose. Her favorite daily reminder, one she shared with her sons growing up and still repeats to herself today, is simple: “Be good. Do good. Learn something new today.”

With plans to celebrate her 100th birthday still firmly on the agenda and a goal of becoming better each year than she was the year before, one thing is certain: Sheri Myers’ story is still being written, and the best chapters may be yet to come. 🏡



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WITH OTHER
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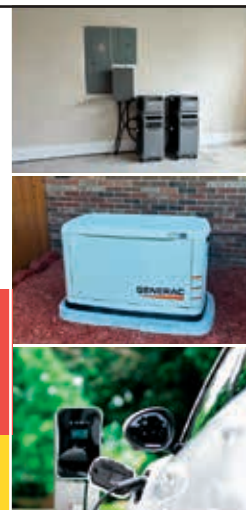
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Kim MacDonald

Building a Business
on Relationships,
Trust, and Service

For **Kim MacDonald**, real estate has never been about houses alone. It has always been about people. As a REALTOR® with Meybohm Real Estate serving buyers and sellers throughout Greater Augusta from the company's North Augusta office, Kim has built a reputation for providing exceptional service, honest guidance, and unwavering support during some of life's most important transitions. Whether helping first-time buyers find their dream home, assisting families through the sale of a cherished property, or marketing luxury homes, she believes every client deserves the same concierge level of care and attention.

"I believe luxury service shouldn't be reserved for luxury homes," Kim says. "Every client deserves honesty, communication, and someone who genuinely cares about the outcome."

Although Kim earned her real estate license in 2016, she often says she wasn't beginning a new career—she was simply bringing a lifetime of experience into a new profession. For more than 50 years, her work has centered around serving people. At just 15 years old, she was given her first opportunity at His & Hers Hair Salon by mentor Lynda Buxton. That experience led her to cosmetology school at Augusta Technical College and eventually to co-founding **Retreat Spa & Salon** alongside longtime business partner Carlene Nelson. Those five decades





“
*Every client
deserves honesty,
communication, and
someone who genuinely
cares about the
outcome.*”



in the beauty industry taught her lessons that continue to shape her real estate business today.

“Success isn’t about the service you provide,” she says. “It’s about the relationships you build and the trust you earn.”

That philosophy became the foundation for a successful transition into real estate after encouragement from her sister, Rhonda Smith, a REALTOR® in Madison, Georgia, who believed Kim’s passion for serving others and business experience would make her a natural fit for the profession.

One of the greatest compliments Kim has received is that many of her

longtime salon clients later trusted her to guide them through buying and selling their homes. “To me, that’s the true meaning of trust,” she says.

Kim’s real estate journey has also been shaped by remarkable mentors and partnerships along the way. She began her career working alongside Terry and Anita Mullenix, where she learned that exceptional customer service and genuine care for people are the foundation of a successful business. Following their retirement, she partnered with Lisa Ballis, helping countless families throughout the region.

Today, while she operates as a solo agent, Kim is quick

to point out that no one succeeds alone. She credits her assistant, Jennifer Smith, manager Stacy Chambers, family members, mentors, colleagues, and clients for helping shape the REALTOR® she is today. That collaborative spirit, combined with her dedication to service, has earned her numerous professional honors, including the President’s Club, Executive Club, Leaders Club, and Customer Service Awards, as well as her Military Relocation Professional designation.

In 2025 alone, Kim closed nearly 20 transaction sides and achieved more than \$7.3 million in sales volume.

Yet she defines success very differently from sales

numbers or awards. “Success isn’t measured by the number of homes I’ve sold,” she explains. “It’s measured by the number of people who trust me enough to call me again, refer their family and friends, and know I’ll always tell them the truth.”

That commitment to integrity traces back to the example set by her father, a Navy SEAL who served during the Vietnam War. Growing up in a military family meant moving often before eventually settling in Augusta, where Kim graduated from Evans High School. Her father’s influence remains one of the strongest guiding forces in both her personal life and business.

“He always reminded me to just do the right thing,” she says. “He lived those words every day.”

His example of quiet service and unwavering character continues to inspire her approach to life and business.

Today, Kim and her husband, Stuart, enjoy life surrounded

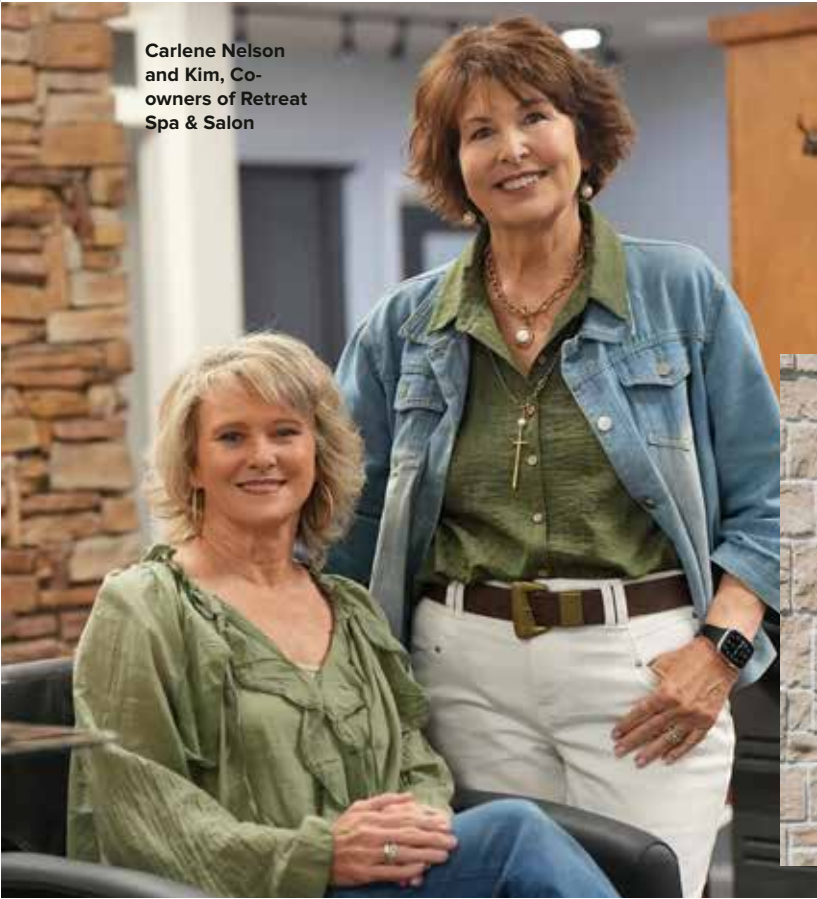
by a large blended family that includes six children, fourteen grandchildren, and Peyton, their beloved Goldendoodle. Whether traveling, celebrating milestones, entertaining family and friends, or discovering new restaurants, family remains at the center of everything she does.

Faith also plays a central role in Kim’s life and business philosophy. A longtime member of Warren Church, she believes the most meaningful way to share her faith is through the way she serves others. “Sometimes my greatest ministry is simply serving the people God has already placed in front of me,” she says. “There have been so many times in my life and career where I’ve seen God go before me, opening doors that only He could open. My success isn’t something I’ve achieved on my own—it’s a reflection of His faithfulness, His grace, and the people He has placed in my life.

Looking ahead, Kim hopes to continue growing a real estate business built on relationships, trust, and concierge-level service while also mentoring newer agents entering the profession.

Her vision for success remains refreshingly simple. “If my legacy is that I loved people well, walked beside them during important moments in their lives, and always tried to do the right thing, then I will consider my life a success.” For Kim, that legacy is already being written—one relationship, one family, and one home at a time. 🏡

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