

AU AUCTION

Great Country Living & Buy of a Lifetime!
SATURDAY, MAY 24TH, 10 AM

Patterson Estate
267 MOSS ROAD, CALHOUN, GEORGIA
NEAR FIELDS FERRY GOLF CLUB



63± ACRES SELLING IN 4 TRACTS

FARM HOUSE, OUTBUILDINGS, ANTIQUE FARM

EQUIPMENT & TOOLS, HOME FURNISHINGS, APPLIANCES

SOME OF THE MOST SCENIC LAND YOU WILL EVER FIND IN GORDON COUNTY!

Terms: 10% down, balance due within 30 days. 10% Buyer's Premium will be assessed to the winning bid.

AUCTIONS UNITED INC.
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GAL C-2442



16 Commerce Court, Rome, Georgia

(706) 295-7501

800-222-5003 ★ auctionsunited.com



The back side of the farm property, would make a beautiful home site with a great view of luscious green fairways at Fields Ferry!

Here's your chance to own excellent property adjacent to beautiful Fields Ferry Golf Club in Calhoun, Georgia. This golfer's dream opportunity doesn't come every day. Auction United will be selling the Patterson Estate, 267 Moss road, just outside of Calhoun Georgia. The 63 acre property is being sold in four separate tracts and will include the farmhouse, all outbuildings, all farm implements, antique farm equipment and tools, home furnishings, appliances, as well as some of the most scenic land you will ever find in Gordon County!

TRACT 1 is made up of around 22 acres of mostly pastureland with road frontage on Moss Road and adjoins Fields Ferry Golf Club.

TRACT 2 is made up of 14 acres and includes the farmhouse, barn, and all outbuildings on Moss Road. The view from the top of the hill overlooks the tee for #6 at Fields Ferry as well as the adjacent subdivision with it's many beautiful homes.

TRACT 3 is just over 15 acres of pastureland and woods with frontage on Moss Road and adjoins Fields Ferry Golf Club.

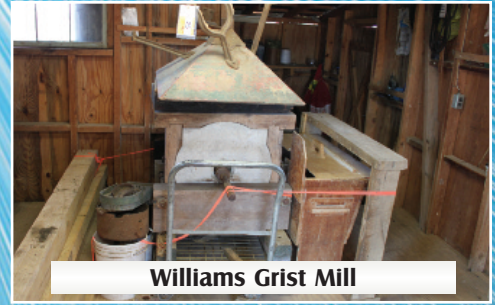
TRACT 4 is 10.16 acres of mostly woods, also on Moss Road.

The back side of the farm property, would make a beautiful home site with a great view of luscious green fairways at Fields Ferry! The land is quality farm and pastureland. At this time, it's a working farm however the property can be easily adapted for a number of uses. The land is zoned A-1 under the Gordon County Zoning Ordinance. Some of the permitted uses would include allowing it to remain a cattle farm, be subdivided as home sites, or would even permit construction of poultry houses. The layout of the land would also lend itself to becoming a beautiful home site for one large estate style home. You could build your dream house overlooking Fields Ferry Golf Club!

Beat the crowd! Early bidder registration at the auction site, Friday, May 23rd from 10 AM to 4 PM!

For additional information call 800-222-5003

Please visit www.auctionsunited.com/current-auctions for a video tour of the property.



FMC Rotary Mower

Williams Grist Mill



1951 John Deere Model



One Row Walking Cultivator



Avery Two Horse Mowing Machine



63± Acres Selling in 4 Tracts



Two Horse Wagon



Gandy Fertilizer Spreader



Keep in mind that this has been a working farm for over 60 years!

For many years, Rev, Lloyd Patterson and his wife lived and worked this farm. With Rev. Patterson's recent passing the family has decided to sell everything. In addition to the large barn and numerous sheds and outbuildings, the Patterson Estate will be selling a number of antique farm implements, most dating back to the late 19th and early 20th century! These primitive antiques include many horse drawn implements, most of them still work quite well! You'll find plows, cultivators, fertilizer distributors, even a fully functional 1951, two cylinder diesel John Deere tractor! All antiques, all ready to sell, and open for inspection the day of the sale. These are collectors items so bid accordingly!

In addition to the antique equipment, there is a full complement of modern farm equipment for sale. You'll find everything from a Ford 5000 tractor to a real Bush Hog rotary mower to harrows, hay rakes, and two, PTO driven round Hay Balers for sale. If you have a farm, it's a chance for you to pick up good working equipment to add to your farm gear. You can learn more about the available farm equipment by viewing the accompanying videos on the Auctions United website.

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Contact Information: Call Jim Givens at Auctions United, 800-222-5003 for more information.
or visit our website at www.auctionsunited.com

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AUCTION

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PATTERSON ESTATE

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267 MOSS ROAD

NEAR FIELDS FERRY GOLF CLUB

CALHOUN, GEORGIA

★ Visit our website for additional information ★

www.auctionsunited.com

"Your Trust Deserves the Very Best"

Call 1-800-222-5003

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MARKET REAL ESTATE AND PERSONAL PROPERTY AT AUCTION
AGRICULTURAL ★ COMMERCIAL ★ RESIDENTIAL

Great Country Living & Buy of a Lifetime!

The farmhouse is at the end of a long, tree-lined driveway. It's a small white frame, three bedroom, single bath home with living room, eat-in kitchen, and a screened in back porch. It has open propane radiant heaters in the living room and kitchen to augment the central propane heat and air conditioning. This home is both cozy and functional.

The property is easy to find. From Calhoun, Georgia, and Interstate 75, Exit 315, take Highway 156, Redbud Road east for 4.4 miles. Turn left at Redbud Grocery Store onto Hunts Gin road. Take Hunts Gin Road for a half mile and veer left onto Moss road. Go a half-mile to 267 Moss Road. Just follow the Auctions United signs.

Don't let this one get away!

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