

AU AUCTION

COURT ORDERED AUCTION

SATURDAY ★ JULY 26TH ★ 11 AM

220 County Road 217, Gaylesville, Alabama

87± Acres

Offered in 12 Tracts and as a Whole



VIDEO TOUR
auctionsunited.com

Co-Broker:

Wilson Realty ★ 256-845-1530

Randy Wilson ★ 256-997-6972

Beau Wilson ★ 256-844-7298



Terms: 10% down, balance due within 30 days after court confirmation of the sale and final approval to close. 10% Buyer's Premium will be assessed to the winning bid.

87± Acres of farmland
including buildings!
Huge Farm Equipment Sale!
Hay balers to bulldozers!

AUCTIONS UNITED INC.

Licensed • Bonded • Insured



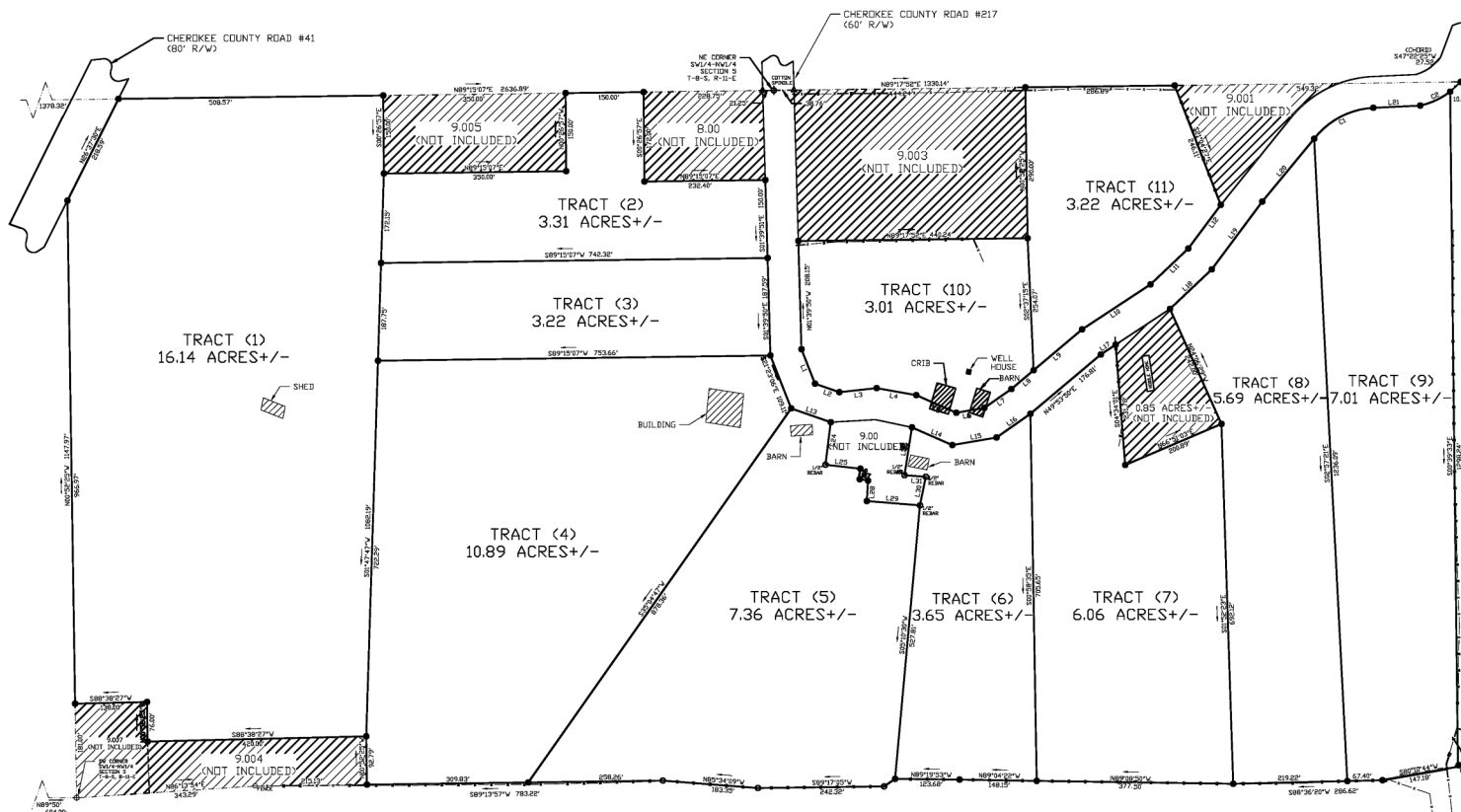
16 Commerce Court, Rome, Georgia
(706) 295-7501 ★ info@auctionsunited.com

James Givens, AL Broker Lic. Q4D 8246
James Givens, AAL 1218

800-222-5003 ★ auctionsunited.com

87± Acres

Offered in 12 Tracts and as a Whole



Tract 1 is approximately 16.14 acres and has 218 feet of road frontage on County Road 41. Tract 1 also includes a small shed.

Tract 2 is approximately 3.31 acres with 150 feet of road frontage on County Road 217.

Tract 3 is about 3.22 acres with about 187 feet of road frontage on County Road 217.

Tract 4 is about 10.89 acres and includes a large storage building and about 109 feet of road frontage on County Road 217.

Tract 5 is behind the farmhouse and is made up of about 7.36 acres and includes a small barn. It has about 80 feet of frontage on County Road 217. The farmhouse is not included in the sale.

Tract 6 is approximately 3.65 acres and also includes a small barn. It features about 250 feet of road frontage on County Road 217 on a curve.

Tract 7 is 6.06 acres with about 211 feet of road frontage on County Road 217.

Tract 8 is about 5.69 acres and features around 429 feet of road frontage on County Road 217.

Tract 9 is on the end of the property made up of about 7.01 acres with about 280 feet of road frontage on a curve on County Road 217.

Tract 10 is 3.01 acres directly across county road 217 from the farmhouse. It includes a crib, well house, and barn. It has about 736 feet of road frontage on a curve on County Road 217.

Tract 11 is 3.22 acres and has around 483 feet of road frontage on County Road 217.

Tract 12 is an irregularly shaped piece of land that has over 2400 feet of creek frontage on Mill Creek and contains about 18.11 acres. This is a great hunting and fishing tract with deer, Turkey and all kinds of fish in Mill Creek.

For additional information call 800-222-5003

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

Your chance to own a beautiful tract of farm land in scenic Cherokee County Alabama is here! Auctions United and Wilson Realty will be selling around 87 acres of prime farmland including buildings and farm equipment just outside of Gaylesville, Alabama. This beautiful property is located along County Road 217 and is known as the Webb/Chatman farm. This is a court ordered sale and everything must be sold.

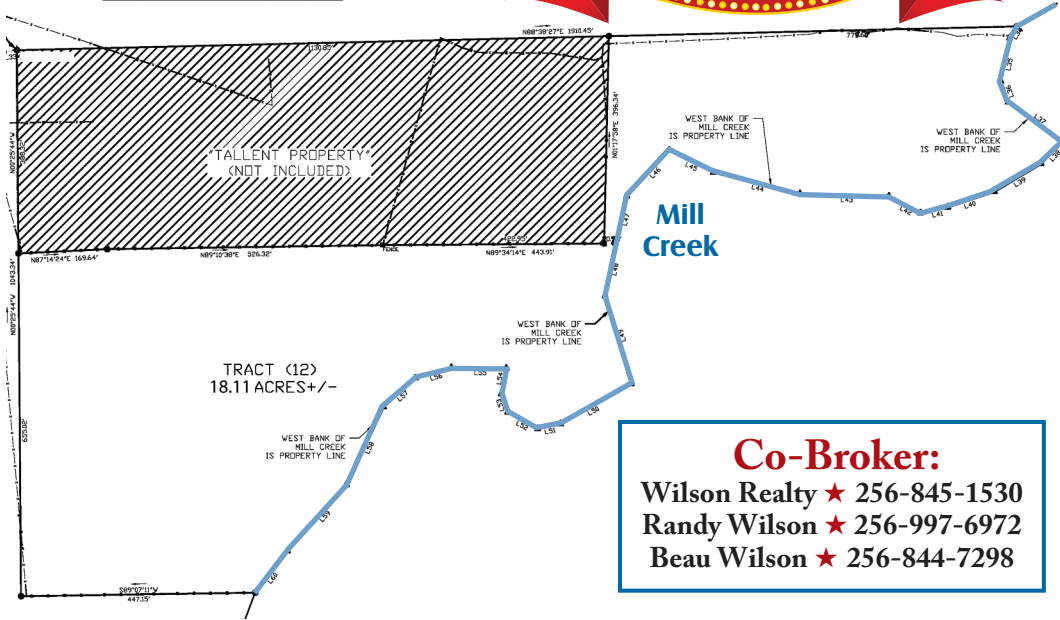


LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	71.08' N81°23'06"W	L81	95.08' N87°18'18"E	L41	53.34' S77°52'42"W
L2	49.54' N70°47'27"W	L82	26.46' S80°12'44"W	L42	68.58' N61°38'34"W
L3	71.91' S83°48'36"W	L83	25.64' S50°30'16"W	L43	169.89' N88°26'39"W
L4	77.34' N79°58'49"W	L84	82.27' S07°00'09"W	L44	170.48' N76°06'10"W
L5	63.98' N68°19'19"W	L85	67.01' S82°23'31"E	L45	94.07' N63°40'30"W
L6	54.77' S88°19'17"W	L86	19.09' S88°30'39"W	L46	119.60' S42°47'49"W
L7	63.26' S54°53'04"W	L87	18.82' S78°57'21"E	L47	92.74' S13°58'46"W
L8	56.07' S49°53'51"W	L88	39.35' S83°26'39"W	L48	181.95' S10°37'32"W
L9	121.64' S49°53'50"W	L89	102.29' S88°00'21"E	L49	173.53' S16°35'09"E
L10	157.28' S36°31'21"W	L90	56.10' N11°42'39"E	L50	155.04' S60°52'29"W
L11	100.09' S46°31'21"W	L91	45.93' N80°39'19"W	L51	44.96' S77°35'49"W
L12	104.47' S38°39'36"W	L92	92.94' N88°46'41"E	L52	65.69' N60°54'02"W
L13	80.59' S70°47'27"W	L93	26.46' N88°10'44"E	L53	36.68' N19°11'12"W
L14	84.54' S66°19'19"E	L94	26.20' S33°04'27"W	L54	49.97' N19°56'46"E
L15	86.32' N88°19'17"E	L95	83.67' S11°54'49"W	L55	104.82' N89°14'00"W
L16	79.42' N64°53'39"E	L96	42.19' S19°27'16"E	L56	71.91' S73°56'39"W
L17	24.20' N56°38'20"E	L97	126.89' S54°11'43"E	L57	81.79' S47°43'18"W
L18	118.59' N46°31'21"E	L98	99.28' S42°19'10"W	L58	164.92' S20°30'07"W
L19	162.28' N36°39'36"E	L99	104.02' S59°11'12"W	L59	169.33' S41°31'18"W
L20	156.79' N39°39'00"E	L40	93.64' S71°35'18"W	L60	101.05' S38°06'07"W

ALABAMA EAST ZONE GRID



CURVE TABLE			
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS
C1	188.28'	S62°02'38"W	132.21'
C2	63.53'	N65°04'09"E	64.03'



Don't miss this great opportunity to own beautiful farmland in Cherokee County, Alabama outside of Gaylesville. Remember, this is a court ordered sale. Everything must be sold. So come on out and bid with confidence.

Directions: From Gaylesville, take Highway 35 North for 5 miles to Watson's Crossroads. From Watson's Crossroads, Highway 35 at County Road 41, take County Road 41 East, 5.7 miles and turn right on to County Road 217. Go 1/4 mile to the property and just follow the Auctions United signs.

Contact Information: Call Jim Givens at Auctions United, 800-222-5003 for more information.

Or visit our website at www.auctionsunited.com

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

AUCTION
LICENSED • BONDED • INSURED
AUCTIONS UNITED INC.
16 COMMERCE COURT ROME, GA 30161
James Givens, AL Broker Lic. Q4D 8246 • James Givens, AAL 1218
PHONE (706) 295-7501

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"Your Trust Deserves the Very Best"
Call 1-800-222-5003

All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. 2014 For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead-based paint hazards.



*Time Value
Do Not Delay*

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

87± Acres of farmland including buildings! **Huge Farm Equipment Sale!** Hay balers to bulldozers!



In addition to the real estate, Auctions United will be selling a large complement of fully functional farm equipment including a Gehl Feed Mill, Stock Trailer, Cement Mixer, Cat D4 Bulldozer, Hay Tedder, Water Tank, Massey Ferguson Tractor, Rotary Mower, Round Hay Baler, High Speed Mower, Ford Hay rake, Creep Feeders, Hydraulic Post Driver, Auger, and Disc Harrow.

Detailed pictures and video descriptions of each piece of equipment are available on the Auctions United Website at auctionsunited.com/current-auctions. One of the owners will be on site at the auction to answer any questions about the equipment being sold.