

AU AUCTION

Saturday ★ October 10th ★ 10:00AM

The Living Estate of Johnny and Rhonda McPherson

3 Bedroom 2 1/2 Bath Country Home on 3 Acres plus 1 Acre Lot

Lookout Mountain near Collinsville,
2 Car Detached Garage/Workshop
RV Shelter
Creek Frontage
John Deere Lawn Tractor
John Deere Gator
Husky Air Compressor



YouTube

Check our video on
YouTube under
"The Living Estate of
Johnny and Rhonda McPherson
DeKalb County, Alabama
"

Co-Broker

Wilson Realty
256-845-1530

Real Estate Terms: A 10% Buyers Premium will be added to the highest bid and will be paid the day of the sale. The balance is due on or before closing within 30 days.

Personal Property Terms: A 10% Buyers Premium will be added to the highest bid. The total amount is due the day of the sale.

Location: The house and 3 acres is located at 282 County Highway 65 on Lookout Mountain. The property is close to I-59 and about 90 Minutes from Chattanooga and Birmingham.

For more information: Call Jim Givens at Auctions United, 800-222-5003, Wilson Realty, 256-845-1530, Randy Wilson, 256-997-6972, or Beau Wilson, 256-844-7298

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.

AUCTIONS UNITED INC.

Licensed • Bonded • Insured



16 Commerce Court, Rome, Georgia

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

800-222-5003 ★ auctionsunited.com

The Living Estate of Johnny and Rhonda McPherson

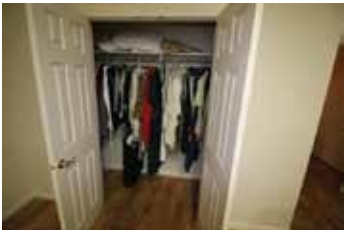
The home has 3400 square feet, three bedrooms, and two and ½ baths. The owners built the home in 2007. It has a number of unique amenities that would make it ideal for a growing family or a family that just wants to live off the beaten path. There is also a second vacant lot of approximately one acre that will be sold separately. The home sits back from the road in the trees. The back yard slopes down to a bubbling creek. There is a single car garage on the main level of the house and a detached two car garage in front along the circular driveway. The home has a metal roof that should bring years of good service.



The great room, dining room and kitchen enjoy an open floor plan with wood floors throughout. The spacious kitchen has wood cabinets and a desk area at the end. The kitchen comes with dishwasher, microwave, electric stove and stainless steel sink. There are beautiful light fixtures and ceiling fans throughout the home. A combination pantry and laundry room adjoins the kitchen. There is a brick fireplace in the great room dining room area and doors that lead to the large back deck that runs across most of the rear of the house. On the left side of the home is a 16 x 18 screened in porch with ceiling fans. The master suite features a large bedroom with bay window and a master bath with large walk-in closet, a vanity with makeup area, large walk-in tile shower and toilet with bidet.

828 County Highway 65, Collinsville, Alabama

At the top of the stairs is a full bath with tub and tile shower. There is a bedroom on the left and on the right. Each bedroom features large closets and doors that open to attic storage areas. In fact, the builders made use of all of the possible attic storage areas. All are floored, insulated, and have lighting. You'll always have adequate storage! There is a crawl space accessible from under the deck beneath the home. The home has separate air conditioning systems for the upstairs and downstairs and a Rennai tankless water heater provides instant hot water throughout the house.



The detached two-car garage presently is home to the owner's workshop. It has workspace around the walls and ample electrical for power tools and equipment. We will also be selling the owner's John Deere Lawn tractor and John Deere 2x4 gator as well as a Husky air compressor. On the front part of the property is a large pole barn suitable for housing an RV or other vehicle. The house includes approximately three acres. There is also a one-acre parcel next to the property that will be sold separately.

Pre-Auction offers will be considered. Call for more information

Lakeview

AUCTION

Saturday,

October 10th

10:00 AM

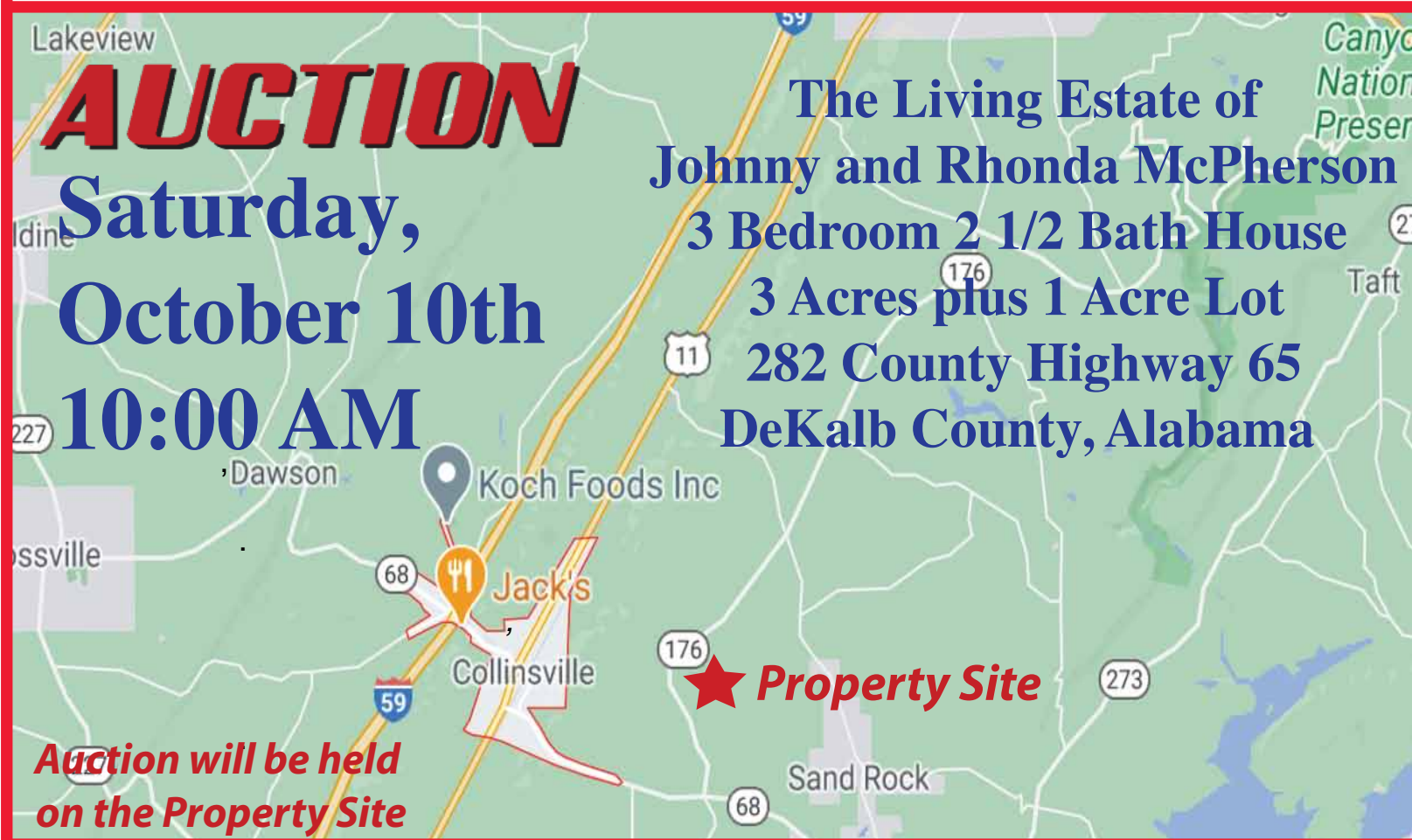
The Living Estate of Johnny and Rhonda McPherson

3 Bedroom 2 1/2 Bath House

3 Acres plus 1 Acre Lot

282 County Highway 65

DeKalb County, Alabama



**Auction will be held
on the Property Site**



For more information: Call Jim Givens
at Auctions United, 800-222-5003,
Wilson Realty, 256-845-1530,
Randy Wilson, 256-997-6972,
Beau Wilson, 256-844-7298

Co-Broker:

Wilson Realty
256-845-1530
Fort Payne, Alabama

Look for the
Auctions United signs!



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