

# AU AUCTION

**Saturday ★ May 2nd ★ 10:00AM Central**

**307 Acres near Sulphur Springs**

**DeKalb County, Alabama**

***A Hunter's Paradise!***

**You Tube**

*Check our video on  
YouTube under  
"307 Acres in DeKalb  
County, Alabama"*

**Co-Broker:**

**Wilson Realty - 256-845-1530**

**Randy Wilson- 256-997-6972**

**Beau Wilson-256-844-7298**

*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.*

**Directions:**

From the I-59 Rising Fawn, Georgia exit (Exit 4) take Deer Head Cove Road east for 2/10 mile. Turn right on Ga Hwy 58 / US 11 South and go 2.8 miles. Turn left on Cloverdale Road (Dade Co. Rd. 97) and go 3.9 miles to the Alabama State Line where Cloverdale road then becomes Hawkins Road (DeKalb Co. Rd. 239) in Alabama. Continue 1.6 miles the property on the right. From I-59 and Hwy 117/40 (Hammondville / Valley Head Exit 231) take Hwy 117/40 east 1.2 miles to Hammondville, Take Hwy 11 North for 3.25 miles. Turn right on (Co. Rd. 239) Hawkins Road and go 4.2 miles.

The property is on the left.

**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**



# ***307 Acres of Rolling Hills***



**A good road system provides access to the property! Located in the Northeast corner of Alabama, this single tract of land features beautiful rolling hills with views of Lookout Mountain and the valley below. A recently upgraded road runs through most of the property giving easy access to great hunting, hiking or just riding ATVs with the family.**

**Lots of deer and turkey. Several wildlife food plots and hunting blinds are already on the property. This acreage is just minutes off I-59 and less than an hour drive from Chattanooga, Tennessee. It's only 10 minutes from Valley Head, Alabama, close to stores, schools and churches. The property is on paved County Road 239 (Hawkins Road) and even has public water and electricity.**



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**Sale conducted under the big Auctions  
United Tent on the Property**

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**For additional information call 800-222-5003**

Please visit [www.auctionsunited.com/current-auctions](http://www.auctionsunited.com/current-auctions) for a video tour of the property.



# ***Your Place in the Country!***

**Great for hunting, hiking or just riding ATVs with the family. The recently upgraded road will take you up rolling hills and down into green valleys. You'll see abundant wildlife and enjoy the fresh air!**



**Whether looking out from the main gate or from the highest point on the property, you'll enjoy beautiful views of Lookout Mountain and the valley below, yet you're just a few minutes from the interstate.**

*For the past several years this property has been used as a hunting club and timber tract. Most of the timber has been cut recently and the land could be converted to pastureland, replant trees or let it regenerate naturally.*

**Or visit our website at [www.auctionsunited.com](http://www.auctionsunited.com)**

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*Time Value • Do Not Delay*

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**PAID**  
 Rome, GA  
 Permit No. 79

**Saturday, May 2nd**  
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**307 Acres near**  
**Sulphur Springs in**  
**DeKalb County, AL**

**OFFERED AS ONE TRACT**

★ Visit our website for additional information ★  
 Visit us at our website

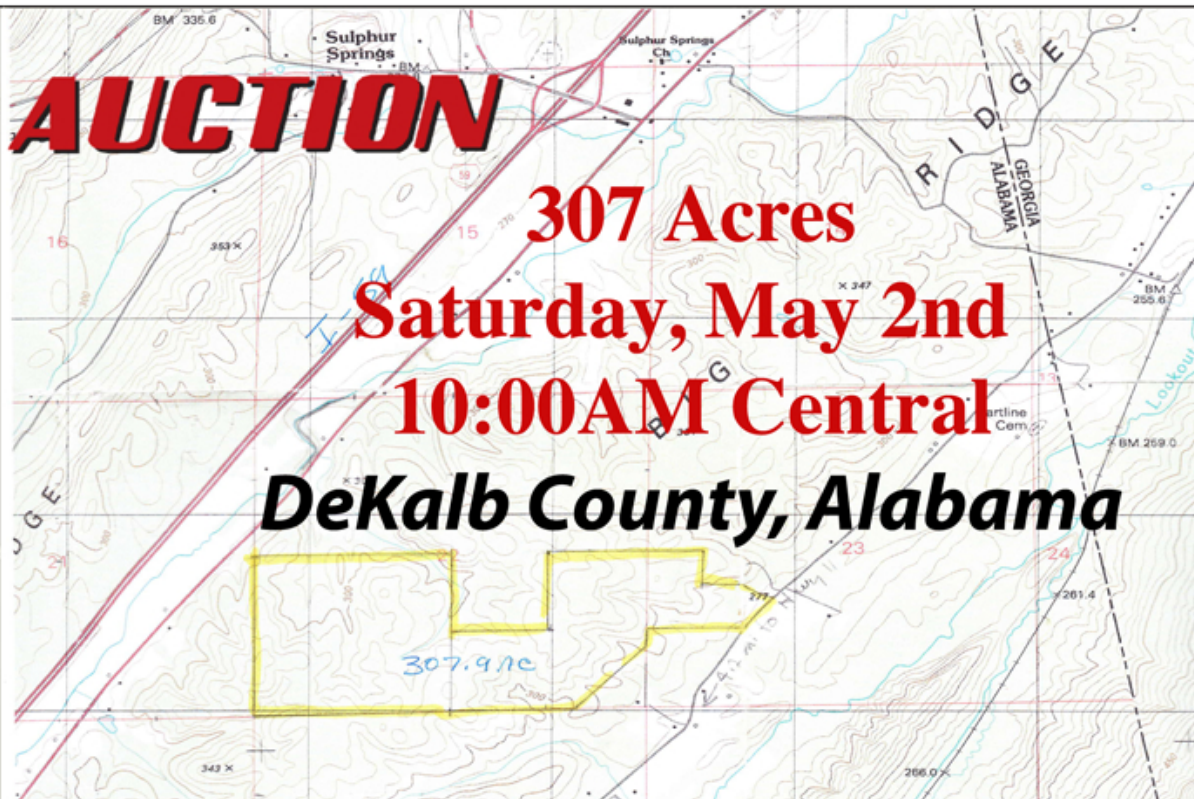
**www.auctionsunited.com**

*"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. 2015  
 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.

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



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**Look for the big Auctions United Tent**

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