

# AU AUCTION

Saturday ★ May 25th ★ 10:00AM

## The Phillips Property

The Stonebrook Subdivision, Sylvania, Alabama

### 26 Acres & Beautiful Level Building Lots!

**26 acres in 3 tracts**  
**3 ready to build lots**  
**Plus, a 3.81 acre tract with 4 lots**

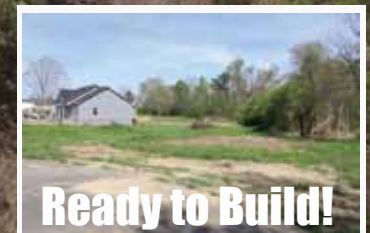
YouTube

Check our video on  
YouTube under  
"The Phillips Property  
Sylvania, Alabama"

Co-Broker

*Wilson Realty*

256-845-1530



Ready to Build!

**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.

**Location:** The 3 separate building lots are just off of Pebble Lane on Sand Rock Drive. The larger subdivided tract with 4 building lots is off of River Rock Drive. The 26 acres (3 tracts) is along Pebble Lane and 6th Street in the Stonebrook Subdivision in Sylvania, Alabama.

**(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.

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16 Commerce Court, Rome, Georgia

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

**800-222-5003 ★ auctionsunited.com**



# The Phillips Property 26 Acres in 3 Tracts

The largest parcel is off of Pebble Lane and consists of three tracts totaling 26 acres. We are not furnishing perk test on these tracts due to their size. The land is near Pebble Lane and 6th Street SW. The first tract is mostly wooded and has access off of 6th Street SW. A powerline right of way runs thru it and consists of 10.58 acres. Tract two is 10.15 acres and has been partially cleared. It has access off of Pebble Lane. Tract three is a long tract of 5.92 acres and is mostly wooded. It has access from 6th street SW. All three tracts will be offered separately, in combinations and as a whole.



*Wilson Realty*

256-845-1530

All tracts have the same restrictions as the Stonebrook Subdivision

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# The Phillips Property Building Lots and 3.81 Acre Tract



The first grouping for sale is just off of Pebble Lane and is made up of three separate adjacent lots on a paved cul-de-sac on Sand Rock Drive. Each lot is just under an acre and shovel ready. The street already has new construction in progress. All of the lots have been perc tested and paperwork to obtain a permit for the installation of an onsite wastewater disposal system will be furnished for each lot. The second area is near the first one street over on River Rock Drive and will be sold as one tract of 3.81 acres. One (1) perk test and paperwork will be provided with this 3.81 acre tract and sold as a whole. The tract has already been subdivided into four building lots, however, the cul-de-sac on River Rock Drive has not been finished and the lots have not been cleared. Most of it is now wooded. City road maintenance ends half way down River Rock Drive.



# **AUCTION**

**Saturday,  
May 25th  
10:00 AM**

**The Phillips Property  
26 Acres Plus Building Lots  
Stonebrook Subdivision  
Sylvania, Alabama**

 **Property Site**

**Auction to 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

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