

# **AU AUCTION**

**Saturday ★ June 2nd ★ 11:00AM**

*The Wills Estate*

**3 Bedroom, 1 Bath Cottage with Barn**

**2.32 Acres on Lookout Mt  
Court Ordered Sale!**

**Co-Broker**

*Wilson Realty*

**256-845-1530**

**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.

**Directions:** From the intersection of Co Rd 89 and HWY 176 in Dogtown take HWY 176 toward Little River Canyon. At Lickskillet turn right onto Co Rd 127 (sign for Black Oak Church). Turn left onto Cherokee CO Rd 57 by Black Oak Church house on right look for sign. The address is 430 Co. Rd. 57, Fort Payne, AL 35967.

**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**

**AUCTIONS UNITED INC.**  
Licensed • Bonded • Insured



James Givens  
Al. Broker Lic. Q4D 8246  
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16 Commerce Court, Rome, Georgia  
(706) 295-7501 ★ info@auctionsunited.com

**800-222-5003 ★ auctionsunited.com**



## 2.32 Acres in Cherokee County, AL

This nice, well kept home was built around 1940 and has three bedrooms and one bath. There is a combination of linoleum floors and carpeting throughout the house. There is a living room with fireplace, a dining room, and kitchen on the left side of the home. The kitchen has plenty of windows to let in the sunshine. The three bedrooms and full bath are in the right side of the house. There are plenty of closets and a large enclosed back porch with a place for a washer and dryer. There is even a walk in cellar under the back side of the house. Although the home has public water, there is an old pump house next to the home. The pump has been removed and the well covered. It would make a good storage building. On the front of the house is a comfortable front porch with wheel chair ramp and an aluminum two car-carport outside. This home sits on 2.32 acres of land.



*Near Little River Canyon*

**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.

# Convenient Country Living



Co-Broker

*Wilson Realty*  
Fort Payne, Alabama



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

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***AUCTION***  
**Saturday**  
**June 2nd**  
**11:00AM CDT**

***The Wills Estate***  
***3 Bedroom 1 Bath Home***  
***plus 2.32 Acres on***  
***Lookout Mountain***

***Property Site***

***Auction on the property site***  
***430 Co. Rd. 57, Fort Payne, AL 35967***

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**Look for the**  
**Auctions United signs!**

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