

Saturday, May 11, 10 AM CDT

**ABSOLUTE COURT ORDERED WEISS LAKE AUCTION
75± ACRES ON WEISS LAKE/YELLOW CREEK**



R. M. Givens Estate

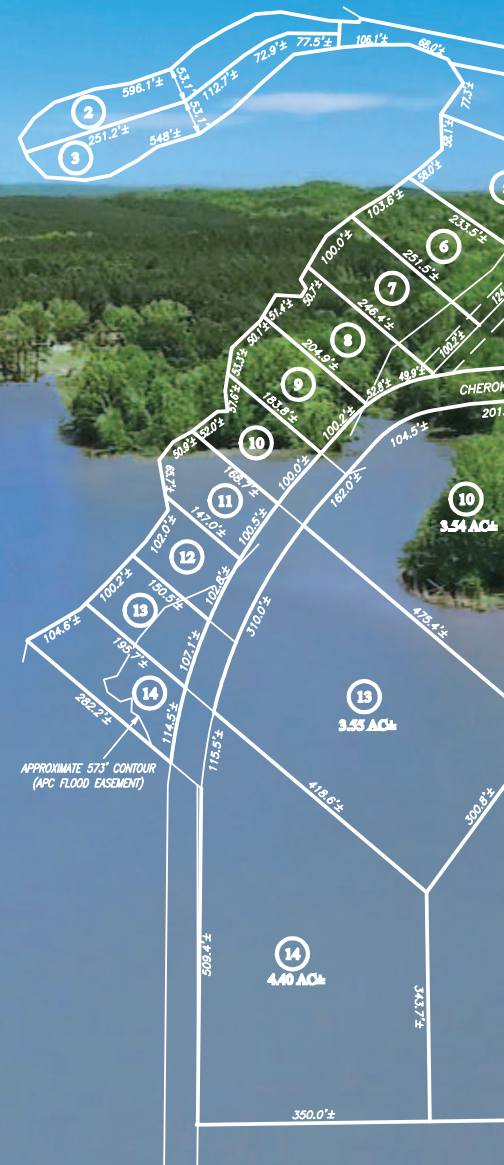
Leesburg, Alabama

866-789-5169 • american-auctioneers.com



SATURDAY, MAY

75± Acres on Weiss



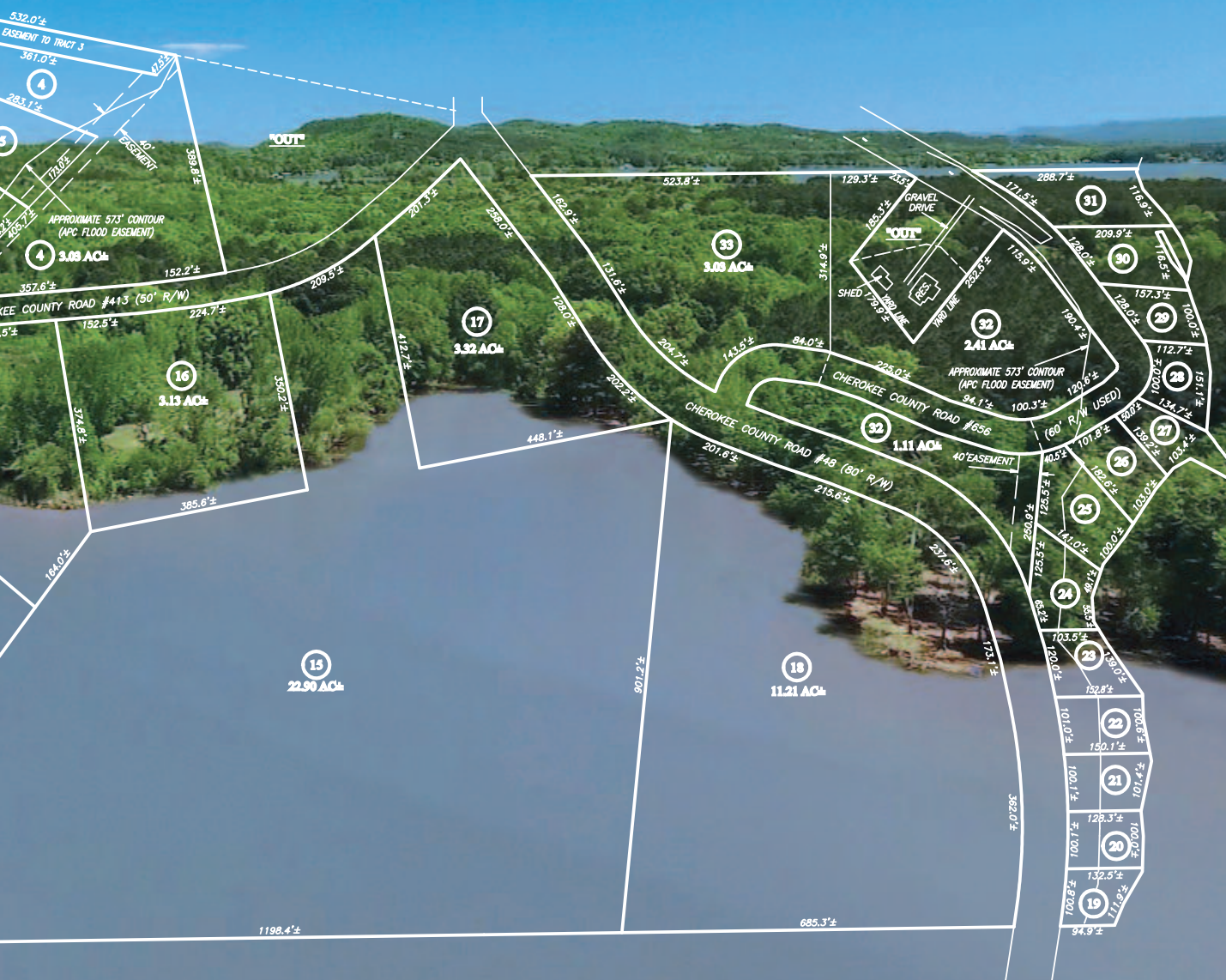
PRELIMINARY PLAT



Y 11, 10 AM CDT Lake/Yellow Creek

THIS PROPERTY HAS BEEN IN THE GIVENS FAMILY DATING BACK TO THE 1800's.

- Abundant lake frontage on Yellow Creek
- Marketable Hardwood and Pine Timber
- Wonderful Home sites and recreational lots with lake frontage
- Road Frontage on County Roads 48, 413, 656



Saturday, May 11, 10 AM CDT

American Auctioneers®



1033 West Main, Centre, AL 35960

866-789-5169 | american-auctioneers.com



Keith Baldwin, CAI
AL 1416, ALRE 64960,
GAL AUNR2860, GARE 247207
Ron Baldwin, AL 800

Complimentary
BBQ & Live
Entertainment

Presorted
First Class
US Postage
PAID
Rome, GA
Permit No. 79



ABSOLUTE COURT ORDERED WEISS LAKE AUCTION

75± Acres on Weiss Lake/Yellow Creek Leesburg, AL

GIS COORDINATES

34° 13' 13.89" W | 85° 41' 39.82" W

Directions: From Centre, at the intersection of Chesnut Bypass/411 S. and W. Main Street, continue on 411 S. for 2.8 miles to Leesburg, turn right onto Industrial Boulevard, continue 1.1 mile, turn Right on AL 273 N./Blue Pond Road, continue 4.7 Miles, turn right on County Road 48, property will be marked with auction signs on both sides of the road. From Cedar Bluff, at the intersection of AL 9 S. and AL 68 W., turn right on 68 E./S. Weiss Lake Drive, continue for 2.3 miles, turn left on County Road 75, continue 2.4 miles, turn left on County Road 82, continue 3 miles, turn left on AL 273 S., continue 4.8 miles, turn left on County Road 48, continue 2.2 miles and property will be marked with auction signs on both sides of the road.

Terms: 10% Buyers Premium, 10% down day of auction with balance due at closing. All information provided by the seller. It is believed to be correct but not guaranteed by auction company — prospective bidders should rely upon their own inspection. Broker participation welcome. American Auctioneers, LLC, Auctioneer/ Broker, is acting exclusively as agents for the seller. All announcements from auction stand take precedence over all verbal and printed material. Additional photos, survey and other information available at american-auctioneers.com.