

ABSOLUTE ESTATE AUCTION **AUGUST 13, 10 AM CST**

Aubrey Clemens, Sr. Estate
4150 Porter Road, Scottsboro, Alabama



132± Acres
3 Bedroom, 2 Bath Brick Home on 1± Acre

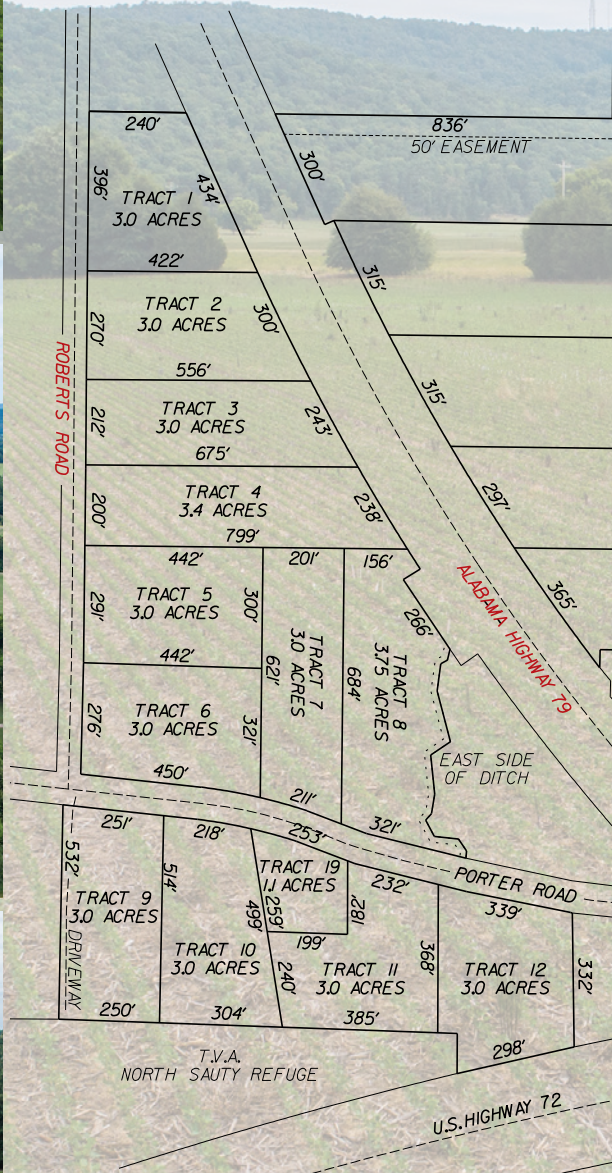
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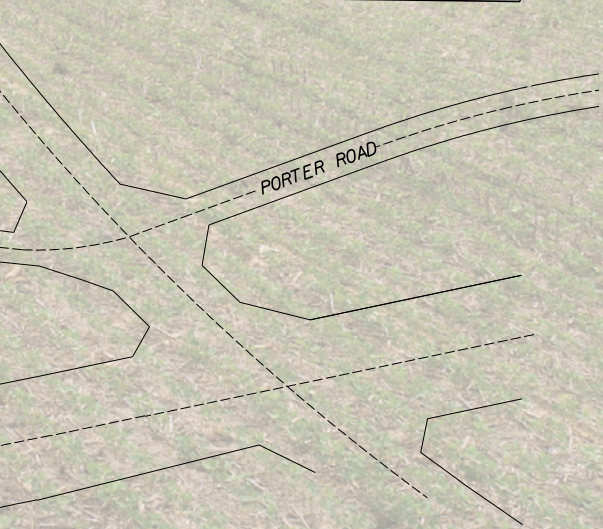
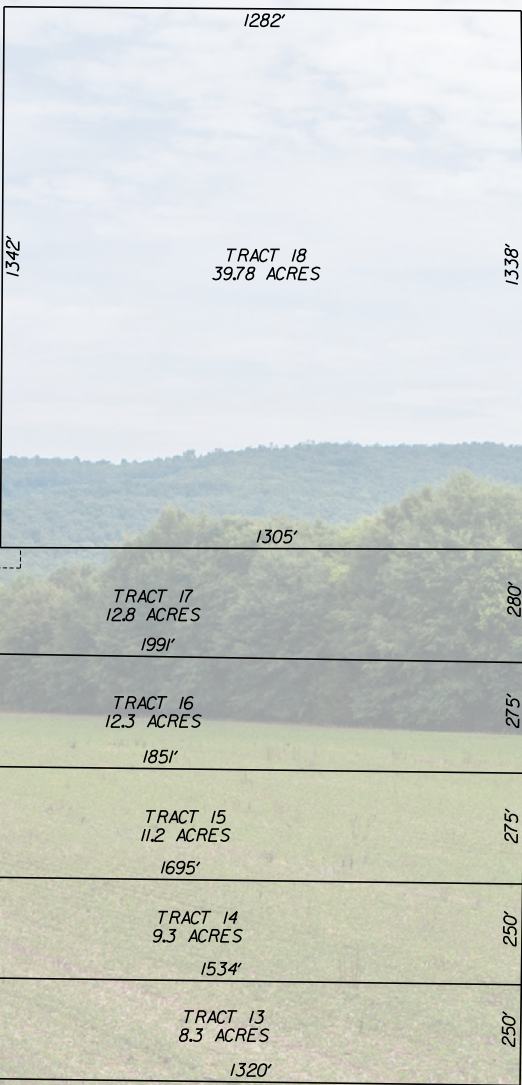
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- Double Garage
- Eat In Kitchen
- Living Room
- Front Porch
- Detached Storage
- Fruit Trees
- Farm Land
- Mountain Land
- Building Sites
- Country Farm House
- Easy Access to Highway 72, Highway 79



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Selling in Conjunction with Debbie Mathis Realty and Auction.



1033 West Main, Centre, AL 35960
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Keith Baldwin, CAI: AL 1416, ALRE 64960
GAL AUNR2860, GARE 247207



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. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Property is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. 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.

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