



# **ABSOLUTE AUCTION**

**ONSITE AND ONLINE**

**SATURDAY, AUGUST 19, 10 AM CST**

**6± ACRES**

Custom 4 Bed, 4 Bath 4,600± Sq. Ft. Barndominium,  
2 Car Garage, Shared Access Trophy Bass Lake

**85 County Road 910 | Delta, Alabama**

**American Auctioneers®**

**866-789-5169** [american-auctioneers.com](http://american-auctioneers.com)



## **This custom built Barndominium includes 6± acres...**

Along with a shared access lake, 2 car garage, and a new fully paved driveway. Beautiful large kitchen and dining room along with a GIANT and spacious living room, and grand double staircase. Huge laundry/ mud room with outside entrance. Primary suite includes enough room for a sitting room along with a large Master Closet, and an outside door to your very own private hot tub!

The bonus room off the family room offers so many possibilities from home office, to home gym/rec room, to another bedroom! Upstairs gives you 2 additional generously sized bedrooms, both with their own private en-suites.

Come live in the country, knowing you're still close to shopping and dining - only 15 minutes to Oxford and any commute to the city! This is the one you will not want to miss!

**Open House:** 1-4 pm Friday, August 18 or by appointment.



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**M** **MAXIMUM ONE**  
ALABAMA REALTORS®

Selling in conjunction with  
**Jill Vaughan, AL AA3073**  
Maximum One  
Alabama Realtors 770.296.7108



**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. Properties are 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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