



Main House

AUCTION

BALL LAKE ESTATE

EXECUTIVE ESTATE • GUEST HOME • 15± ACRES

TUESDAY, APRIL 23

BALL GROUND, GA



Guest House/Stables

AMERICAN-AUCTIONEERS.COM



866-789-5169



805 Old Mill Court, Ball Ground, GA

- 6± Acres Fenced and Cross Fenced Pasture with Water
- European Villa with Old World Charm
- Guest House with Stable
- Gated • Private Family Complex
- Great Location to Georgia Mountains
- Less than an hour to Atlanta and International Airport
- Convenient to Fine Dining and Shopping
- Designed by Renowned Architect Charles Nevisen
- Hunting and Fishing
- Extensive Landscaping

On-Site Auction:

805 Old Mill Court, Ballground, GA
 Online and Telephone bidding available
 April 23 - Registration 1:00 EDT, Auction 2:00 EDT

Showings:

FRIDAY, APRIL 19, 10:00 - 3:00 EDT
 SATURDAY, APRIL 20, 10:00 - 3:00 EDT
 SUNDAY, APRIL 21, 10:00 - 3:00 EDT
 MONDAY, APRIL 22, 10:00 - 3:00 EDT
 TUESDAY, APRIL 23, 10:00 - 3:00 EDT

Bidder Deposit:

Main House \$50,000 Guest Home \$25,000
 Payable by Personal Check, Business Check
 or Cashier's Check
 Checks returned to unsuccessful bidders



Main House



Back of House/Pools



Carriage House Apartment

American Auctioneers, LLC®
WWW.AMERICAN-AUCTIONEERS.COM 
1-866-789-5169 Nights and Weekends 256-490-3066

Keith Baldwin, CAI: AL 1416, C31, ALRE 64960, GAL AUNR2860, GARE 247207

American Auctioneers, LLC is the Selling Agent Only. Auctioneer reserves the right to deny any person admittance to the auction. Announcements made at the auction supersede all oral and printed information. All information contained in this property information sheet was derived from sources believed to be correct but is not guaranteed. Not available to residents of any state in which this real estate is not in compliance with the real estate laws of that state. This may not be reproduced in whole or in part without the written permission of American Auctioneers, LLC. Bidders shall look only to the Property owner as to all matters regarding the property. The Auctioneer shall not be responsible or liable in any way if the owner fails to honor any bid, or refuses to, or cannot close title in accordance with the winning bid or any contract entered in respect thereof; or if the property is contaminated with hazardous waste, or if the property is in need of attention or repairs or is in any way not satisfactory to a bidder. Property is sold as is, with all faults if any with no contingencies. It is the buyer's responsibility to verify all specifications prior to sale date. A Ten Percent (10%) Buyer's Premium will be added to the final bid price. Seller reserves right to add or delete property prior to auction. Subject to prior sale. ALL MEASUREMENTS ARE APPROXIMATE. THIS ADVERTISING MATERIAL IS NOT AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY TO RESIDENTS OF ANY STATE IN WHICH REGISTRATION REQUIREMENTS HAVE NOT BEEN FULFILLED. THIS IS NOT AN OFFER IN STATES AND JURISDICTIONS WHERE PRIOR REGISTRATION IS REQUIRED AND REGISTRATION REQUIREMENTS HAVE NOT BEEN MET.