

Absolute Auction

110± Acres & 2 Homes
COURT ORDERED
Sand Rock, Alabama

Saturday, October 6, 10 AM CST



American Auctioneers®
The American
Auctioneer

866-789-5169 • american-auctioneers.com

Absolute Auction

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2 hom

110± Acres & 2 Homes



- Property has pasture, cattle working facility, and a creek on the northern boundary line.
- Conveniently located between Centre and Fort Payne, Alabama
- Located in Sand Rock school district.
- Power and Water available
- Abundant wildlife
- Also Selling Equipment & Tools
- To be offered in Tracts, Combinations of Tracts or as a Whole

American Auctioneers®

The
American
Way!

Property Li

*court has ordered this 110± Acres and
mes to be sold regardless of price.*

Saturday, October 6, 10 AM CST



Auction to be held on site
under the American
Auctioneers tent.

313 County Road 233
Sand Rock, Alabama
Cherokee County

American Auctioneers
representatives are available
by appointment to show the
property.

Lines Are Approximate

www.american-auctioneers.com

American Auctioneers®



1033 West Main, Centre, AL 35960

866-789-5169

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**110± ACRES &
2 HOMES
Sand Rock, AL
COURT ORDERED**

*Saturday, October 6,
10 am cst*

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



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

Absolute Auction



110± Acres & Farm Equipment

Sells Regardless of Price

GIS 34° 15' 21.25 N | 85° 45' 38.68 W

Absolute Auction

Saturday, October 6, 10 AM CST

Directions to 313 County Road 233, Cedar Bluff, Alabama 35959. From Centre: US Highway 411 South approximately 3 miles, right on AL 68 W/Industrial Boulevard for approximately 6 miles, slight right on Sand Rock Avenue approximately 2.5 miles, right on Short Street for .2 miles then continue on straight to Cherokee County Road 43 for approximately ½ mile then left onto Cherokee County Road 233. Follow the American Auctioneers signs to the property on the left.

Real Estate Terms: 10% Buyers Premium, 10% down day of auction with balance due at closing, on or before November 6, 2018.
Personal Property – 10% Buyers Premium, all purchases subject to state and county sales tax. All personal property must be paid for in full auction day

Note: 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. 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. Property lines are approximate. Contact our office for precise survey. 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.