

DICK CHITTAM
REALTY

112 W. Washington St.
Athens, AL 35611

JOHN STEWART AUCTION CO.

"Let Us Plan An Auction For You"



AUCTION

Saturday, May 14th | 10:00 A.M.

24346 AL. HWY 251
TONEY, ALABAMA 35773

Terms: 10% down day of sale balance upon delivery of deed(s) within 30 days. A 10% buyers premium will be added to the bid to determine the final sales price on the Real Estate & Personal Property. Cash or Good Check the day of sale on all the Personal Property. Prospective Bidders may inspect/assess for any lead base paint hazards prior to auction day. Announcements made the day of sale take precedence over any printed material. Drive out today and view this nice property. 2022

Directions: In Athens, AL take U.S. Hwy. 31 N to Athens Football Stadium, Turn Right on Al. Hwy. 251 go Approx. 11 Miles to Property on Right. (Auction Signs)

From Huntsville, AL take Hwy. 53 NW turn Left on McKee Rd., turn Right On Al. Hwy. 251 Property on Right. (Auction Signs)

DICK CHITTAM, Broker • JOHN STEWART, Broker/Auctioneer, S.L. #364—431-7504 • Phone: (256) 232-6666 • Toll Free: (800) 566-6605
Email: johnstewart195@gmail.com • www.johnstewartauctions.com • www.auctionzip.com #9084 • www.gotoauction.com #3188

RETURN SERVICE REQUESTED

FIRST CLASS MAIL
AUTO
US POSTAGE PAID
PULASKI, TN
PERMIT NO. 955

POSTMASTER:
DATED MATERIAL
PLEASE DELIVER
PROMPTLY

AUCTION

Real Estate
Sells @
10:00 A.M.

SATURDAY | MAY 14th | 10:00 A.M.

ESTATE OF DANIEL AVON YOUNG

**HOUSE, 2 METAL BARNs, POND
and 80± ACRES IN 5 TRACTS**

24346 AL. HWY 251 | TONEY, ALABAMA 35773

LOCATED IN WOOLEY SPRINGS COMMUNITY

EXCELLENT OPEN PROPERTY WITH ROAD FRONTAGE ON AL. HWY 251

**TRACTOR * FARM EQUIPMENT * TOOLS
FURNITURE * COLLECTIBLES * MORE**

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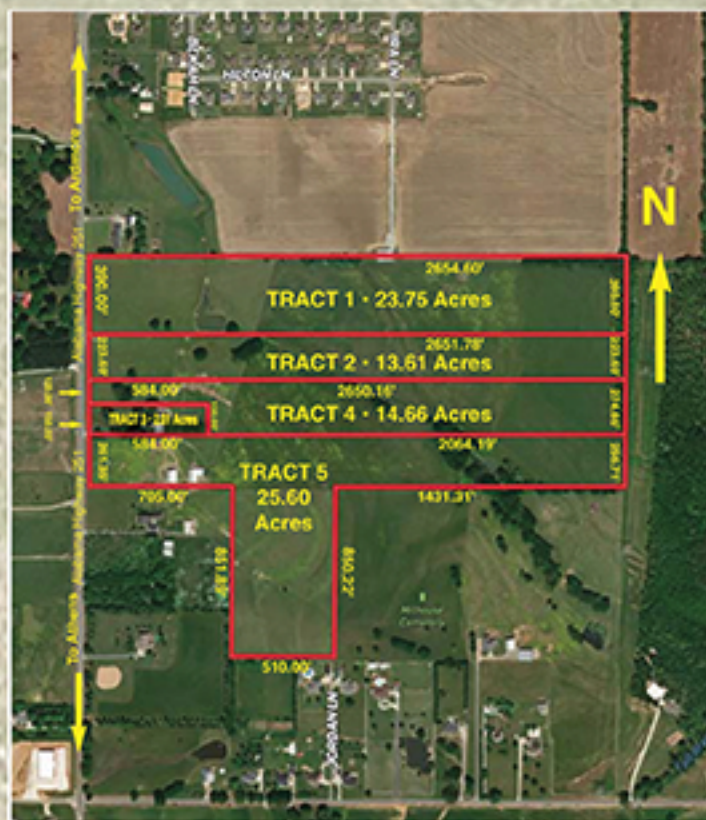
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TRACT 1. 23.75 Acres of Open Land with Pond. Excellent Small Farm or Development Property with Water & Utilities Available.

TRACT 2. 13.61 Acres of Open Land, Excellent Mini-Farm or Development Property with Public Water & Utilities Available.

TRACT 3. Features a Bungalow Vinyl Siding House with Living Room, 2 Bedrooms, Walk-In Closet, Eat-In Kitchen W/Range-Oven, Dishwasher & Pantry, 1 Bath, Laundry Room, Central Heat & Air, Large Front Porch, 6 Car Carport With Concrete Floor, Workshop & 2 Storage Buildings on 2.01 Acres.

TRACT 4. 14.66 Acres of Open Land, Excellent Mini-Farm or Development Property with Public Water & Utilities Available.

TRACT 5. 25.60 Acres of Open Land with Pond. Excellent Small Farm or Development Property with Water & Utilities Available. 40' x 60' Metal Hay or Equipment Barn. Barn #2 is a "L" Shape Metal Barn 62' x 28' & 32' x 28'

**"REAL ESTATE IS STILL TODAY'S
BEST INVESTMENT."**

This Beautiful 80 +/- Acres features Open Tracts, Level Land. Excellent Mini-Farms, Development Property or Build Your Dream Home with Room to Breathe. The Open Land is currently used as Pasture Land. This Property will be offered in Individual Tracts, Combinations of Tracts and As A Whole.

VIEW ALL PICTURES ONLINE www.johnstewartauctions.com / Upcoming Auctions

For a Personal Preview

Call Dick 256-874-0111 or John 256-431-7504 TODAY!

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