

Auctioneer's Note:

Land is still today's best investment. Don't miss this rare opportunity to purchase a beautiful farm such as this. The 204 Acres± is 95% open with 5% of scattered woods. Current use has been cultivated row crops & pasture. But the opportunities for this farm are numerous. Make arrangements with our Auctioneers to explore this magnificent farm today!

LOCATED IN WEST LIMESTONE & LESTER COMMUNITY AT THE ALABAMA/TENNESSEE STATE LINE

· MOVE-IN READY ·

Sitting at the base of the rolling hills is a very cozy brick home featuring 3 Bedrooms, 1 Bathroom, Living Room, Dining Room, Kitchen With Breakfast Area, Laundry Room and a 1-Car Carport. Notable accents include the ponderosa pine paneling in the Kitchen, Breakfast Area and the Laundry Room as well as the well kept light colored carpet. The home has central heat/air along with an architectural shingle roof. In addition, there is an authentic dairy barn, barn and other detached buildings.

For the recreational and sport enthusiasts, imagine 204 acres± of rolling terrain spectacular wildlife roaming throughout your domain! Beside the pasture and scattered trees there is a creek and a pond encouraging wildlife to meander this farm.



DIRECTIONS:

From Highway 99 in Athens, Alabama, travel through Salem, Alabama and turn right onto Lester Road. Travel past Lester Town Hall and turn left onto Davis Hill Road. Auction property is located at the intersection of Davis Hill Road and Hulsey Branch Road.

From Pulaski, Tennessee, follow Highway 11 to Minor Hill, Tennessee. Turn left onto Hulsey Branch Road.

Watch For Auction Signs!

DICK CHITTAM
REALTY

John Stewart
112 W. Washington Street
Athens, Alabama
256-232-6666 · 256-431-7504

www.johnstewartauctions.com