



AUCTION April 7th

Piedmont, Alabama

Beautiful Home on 128 +/- acres

3 br, 2 ba, swimming pool, 30 x 50 shop

1 br, 1 ba guest home, rolling pastures

hardwood forest, spring fed pond

great deer and turkey hunting

borders USFS





AUCTION INFORMATION

PROPERTY INSPECTION

The property is available for viewing Wednesday, March 30th and Wednesday April 6th from 10:00 till 3:00. The property will also be open on auction day starting at 12:00. For a personal tour, call 256-413-0555.

PROPERTY DIRECTIONS

DIRECTIONS: From the intersection of Hwy 21 and Hwy 204 go towards Piedmont on Hwy 21 for 7.3 miles. Turn right at the sign and then right on Piedmont Jacksonville Rd. The property is up on the left. Address is 340 Piedmont Jacksonville Rd, Piedmont, AL





AUCTION REGISTRATION

To bid at the auction, you must first register and receive a bid number. A Bid Deposit in the amount of \$1000 will be required at registration and will be refunded at the close of the auction, or applied to the earnest money deposit, as appropriate. The Bid Deposit may be in the form of a certified check made payable to the bidder, or a personal or company check with a bank letter of guarantee.

AUCTION – SALE SITE

Auction will be held on the property at 340 Piedmont Jacksonville Rd. Registration will begin at 2:00 pm and auction will be begin at 3:00 pm.

AUCTION TERMS

A ten percent (10 %) down payment will be due immediately upon being declared the Buyer. The balance of the purchase amount will be due at closing within 30 days.

AUCTION FEE

A buyer's premium of 10% will be added to the successful high bid price to arrive at the total contract price paid by the purchaser.





BROKER PARTICIPATION

United Country –Redfield Group Auctions, Inc. encourages buyer broker participation and will pay a fee to the purchaser's realtor/broker-subject to certain guidelines. Call 256-413-0555 or email info@redfieldgroup.com for details.





Property Information

Located 7.3 miles from Jacksonville State University and close to Piedmont, this 128 +/- ac private getaway has everything you need. The property was completely remodeled in 2006 by the decorator/owner and features a 3 br, 2 ba home and a 1 br, 1 ba guest home that was built in 2006. The home has hardwood floors, bead board walls, ss appliances and built in bookcases in the den. You really have to see the inside of this home to appreciate it.

There is a commercial 30 x 50 metal building with concrete pad in front. Power and lighting are in the shop and would make a great equipment building, storage, hobby shop, man cave or whatever else you can dream of. What a perfect place to base your hunting headquarters out of. In the back of the shop is a short shooting range with back stop to get ready for the great hunting on the property or in the USFS which this property borders.

The property has some open pasture and the balance is in hardwoods. A spring fed pond and trails run throughout the woods. The pasture would be great for horses or even some cattle and there is an aviary connected to a small storage building ready for your exotic birds or might be even converted to dog kennels.





HIGHLIGHTS

- Beautiful home and guest home
- In ground swimming pool
- 128 +/- acres bordering USFS
- 30 x 50 Shop with 10 x 10 roll up door
- Spring fed pond
- Great deer and turkey hunting
- Private yet close to food and shopping



AUCTION

AUCTION

MAPS

Levins Acres
 Calhoun County, Alabama, 128.0 AC +/-



SAPWS	State Land	Avalanche	National Park	Debris	ELH	100,000ft	500,000ft	Boundary	River/Creek
Water Body	Boundary	House	Spring	Metal Shop	Guest Home				

MIKE FISHER

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Pasture





Spring fed pond



Swimming pool





Kitchen



Den with fireplace and built in bookcases



Master



Built in storage in Master



Second Bedroom



Third bedroom

ACTIO
AUCTION



Dining room



30 x 50 Shop





Guest home built in 2006



Kitchen in guest home



Bedroom in guest home



Aviary and storage building





Inside of detached garage



Carport and garage



Spring





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