

# Absolute ESTATE Auction

HOUSE, ACREAGE & ANTIQUE AUTO

60± ACRES OF REAL ESTATE

**HOKES BLUFF, ALABAMA**

### TERMS AND CONDITIONS OF SALE:

Successful bidders must deposit 20% of the purchase price per parcel at the auction of which \$3,000 per parcel must be in the form of cash, cashier's check, or personal or company check presented with a bank letter of guarantee. Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing. All closing costs and survey are paid by purchaser. In all transactions, the auctioneers at Granger, Thagard & Associates, Inc. are acting as agents (working for), the Seller. Property may be purchased in its entirety prior to the auction. Announcements from the auction stand take precedence over all previous oral statements or printed material. Property sells AS IS...Where Is. 3% auction fee.

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**Property sells AS IS...Where Is. Come early. Registration must be completed prior to auctioneer's opening remarks at 10:00am.**

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**Granger Thagard & Associates, Inc.**

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Jack F. Granger, CAI, 873  
G.W. (Bill) Thagard, CAI, 675

# Absolute ESTATE Auction

**No MINIMUMS • No RESERVES  
BROKER CO-OP**

FIRST CLASS  
U.S. POSTAGE  
PAID  
PERMIT #205  
BIRMINGHAM, AL

# HOUSE, ACREAGE & ANTIQUÉ AUTO

**SATURDAY • JUNE 3 • 10:00 AM**

INSPECTION 8:00 AM AND BY APPOINTMENT

**HOKES BLUFF, ALABAMA  
(GADSDEN AREA)**

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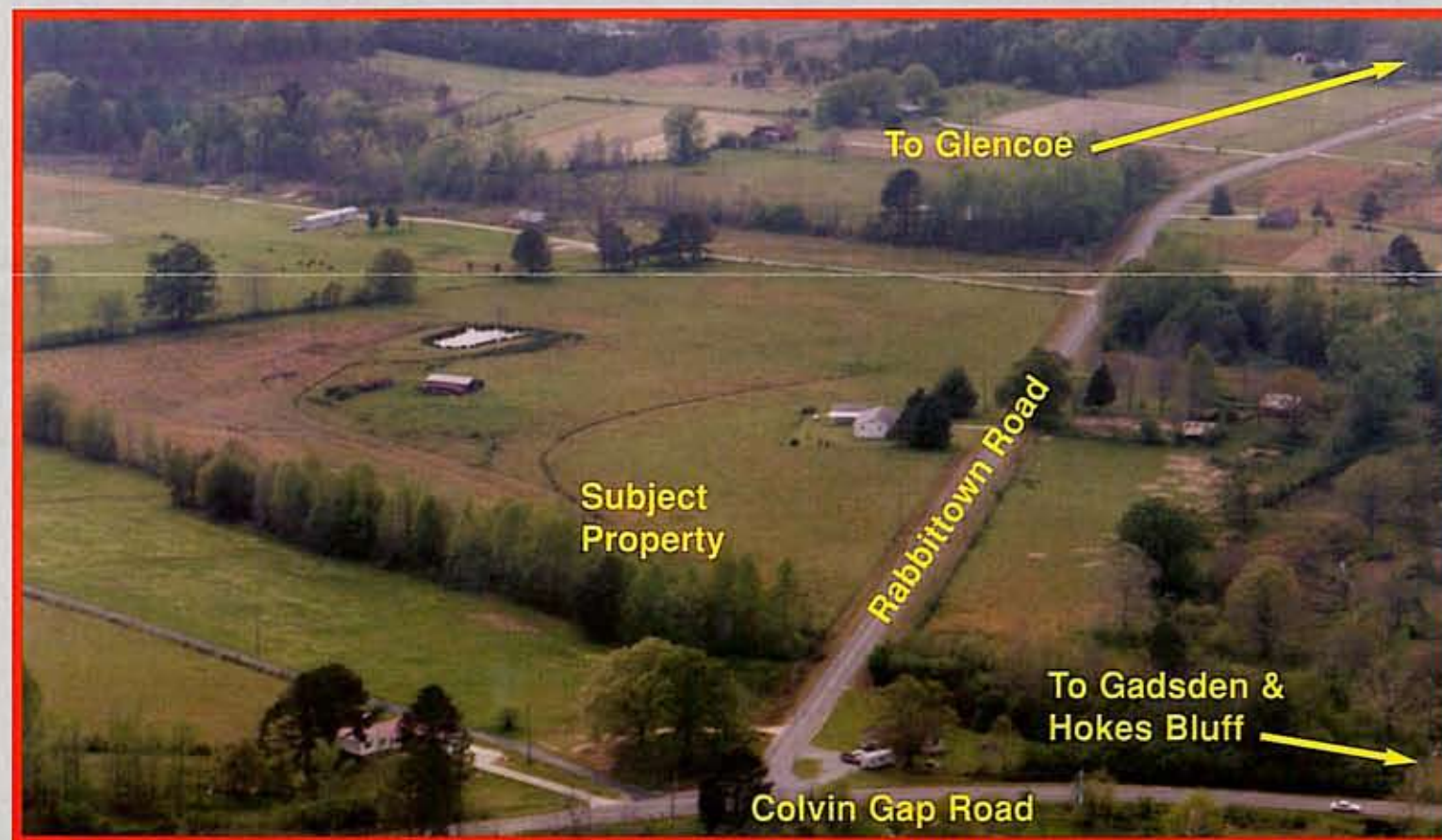
# Absolute ESTATE Auction

HOUSE, ACREAGE & ANTIQUE AUTO

60± ACRES OF REAL ESTATE

**SATURDAY • JUNE 3 • 10:00 AM**

INSPECTION 8:00 AM AND BY APPOINTMENT



**2018 RABBITTOWN ROAD  
HOKES BLUFF, ALABAMA • ETOWAH COUNTY  
(Gadsden Area)**

# HOKES BLUFF, ALABAMA

Granger, Thagard & Associates, Inc. — (800) 996-2877 • (205) 930-0833

# Absolute ESTATE Auction

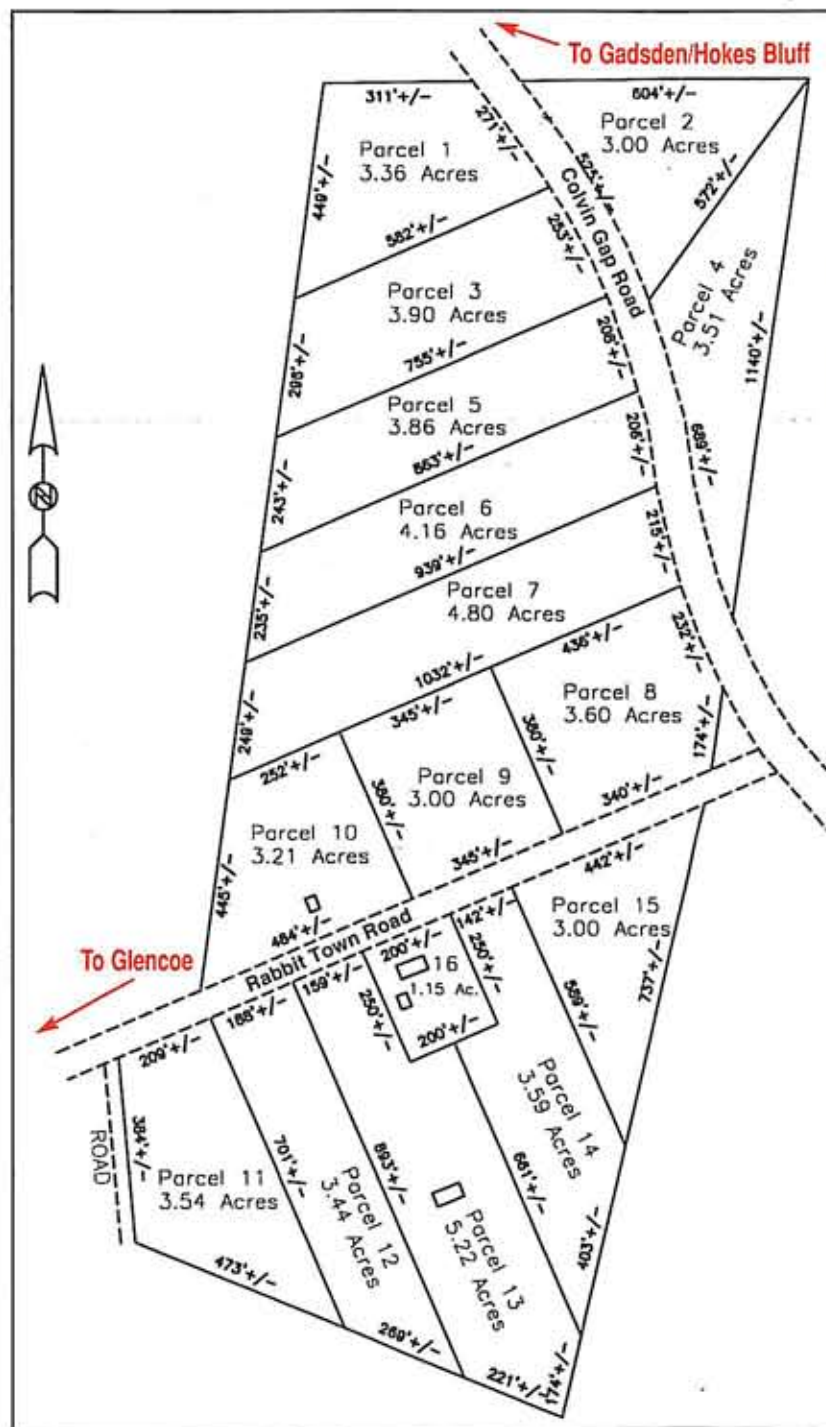
**HOUSE, ACREAGE & ANTIQUE AUTO**  
**60± ACRES OF REAL ESTATE**

Rabbittown Road runs through a picturesque valley bracketed by Hokes Bluff and Glencoe, Alabama.

- The F.T. Patton farm offers abundant road frontage on both Rabbittown and Colvin Gap Roads.
- Great Homesites and acreage will be offered at your choice.
- On a historical note part of the boundary of the original Cherokee Nation ran through the F.T. Patton Farm.
- The farm will be offered in parcels, combinations of parcels and/or as an entirety.
- Broker Co-op Invited.



1957 Plymouth Savoy One owner, (Mr. F.T. Patton). Paperwork held by estate, original mileage 60,000± miles. Displayed at Talledega Museum for several years.



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 INSPECTION 8:00 AM AND BY APPOINTMENT  
**HOKES BLUFF, ALABAMA**

2018 RABBITTOWN ROAD • HOKES BLUFF, ALABAMA • ETOWAH COUNTY

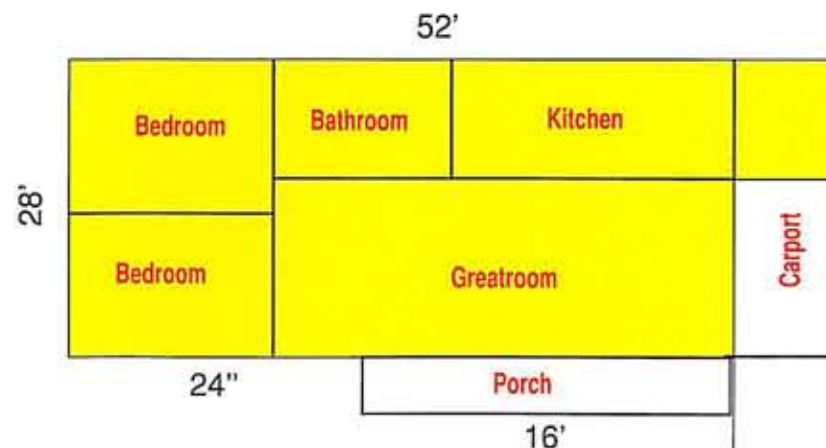
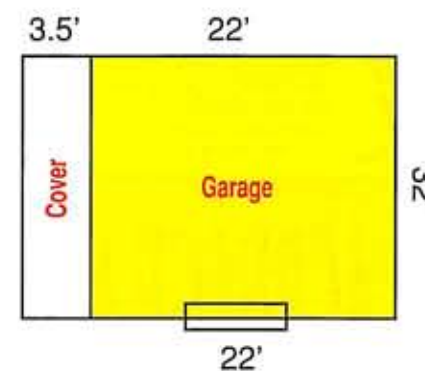


## DIRECTIONS TO PROPERTY:

From the intersection of U.S.Hwy 431& 278 east of Gadsden take 278 to Hokes Bluff, at Piggly Wiggly in Hokes Bluff turn onto Fords Valley Road, travel 8/10 mile to Colvin Gap Road, (turn at VFW Post.) take Colvin Gap Road to Rabbittown Road. Watch for Auction Signs.

Fence Around House

- CH&A (electric)
- Gas Stove & Hot Water Heater
- 1,200 sq ft ±
- Parcel #'s:  
 14-07-26-0-000-002.000  
 14-06-23-0-001-042.000



Rabbittown Road

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