

AUCTION

Home & Farm

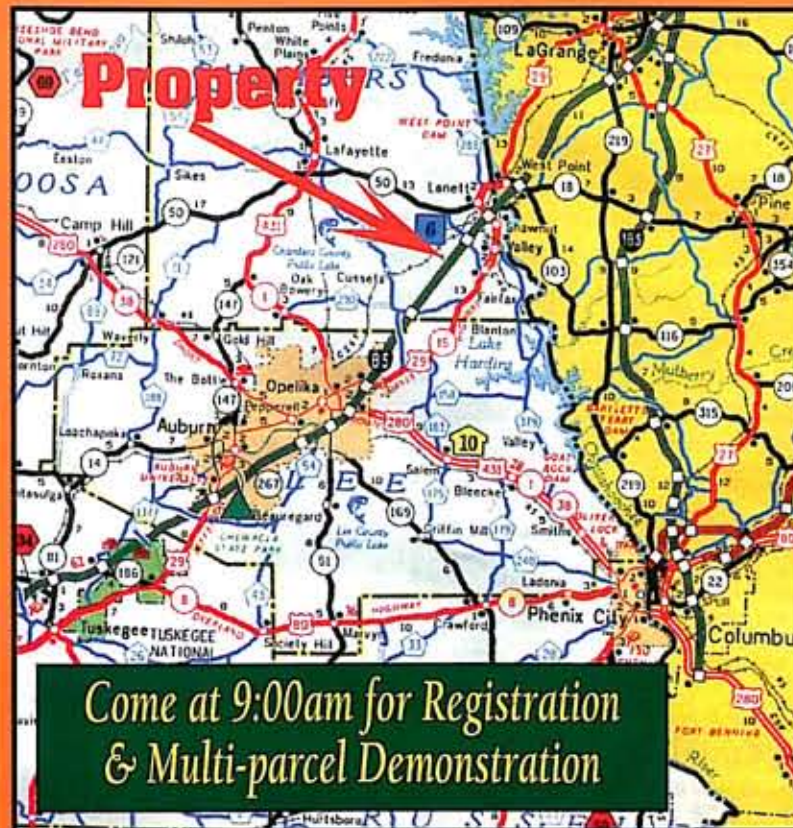
3,727+ Sq Ft Home & 175 ± Acres Plus Equipment
LANETT-HUGULEY, ALABAMA

Broker cooperation welcomed. Call for Details.

TERMS REAL ESTATE: 10% down day of sale per parcel of which \$5,000 must be in the form of guaranteed funds, cash, cashier's check or personal or business check with bank letter of guarantee made to Granger, Thagard & Associates, Inc. Closing in 30 days. Balance of down payment may be made with personal/business check with bank letter of credit.

- Purchaser pays all closing costs • Property sold "as is...where is."
- Down Payment is non-refundable • Announcements from the auction stand take precedence over printed material. Information in this brochure is from sources deemed reliable but is not guaranteed by Granger Thagard & Associates, Inc.

TERMS PERSONAL PROPERTY: Payment in full day of sale in the form of guaranteed funds, cash, cashier's check or personal or business check with bank letter of guarantee made to Granger, Thagard & Associates, Inc. Sold as is...where is. Removal per auctioneers instructions.



(800) 996-2877 • (205) 870-7883

Contact us on the Internet at:
<http://www.homewood.net/GTA>
or E-Mail us at:
gtauctions@aol.com

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AUCTION Home & Farm

3,727+ Sq Ft Home & 175 ± Acres Plus Equipment

Parcels 1-3 & 5-8 Sell Absolute!

Parcel 4 With Main House Sells above the Mortgage of \$115,000
Intersection of Chambers Cty Roads 299 & 187

LANETT-HUGULEY, ALABAMA

December 3 • 10:00am EST



All Equipment Sells Absolute!

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

First Class

AUCTION Home & Farm

3,727+ Sq Ft Home & 175 ± Acres, Plus Equipment

Parcels 1-3, 5-8 & All Equipment Sell Absolute!

Parcel 4 With Main House Sells above the Mortgage of \$115,000

Tuesday • December 3 • 10:00am EST (9:00am CST)

Inspection 8:00am Day of Sale & Real Estate Showings Sunday Nov 17, 24, Dec 1, 2-4 pm EST



Intersection of Chambers County Roads 299 & 187

LANETT-HUGULEY, ALABAMA

Take Exit 77 off I-85. Follow Cty Rd 208 1 mile NW. Turn Left on Cty Rd 299 at the light. Go. 2.5 miles. Watch for signs.

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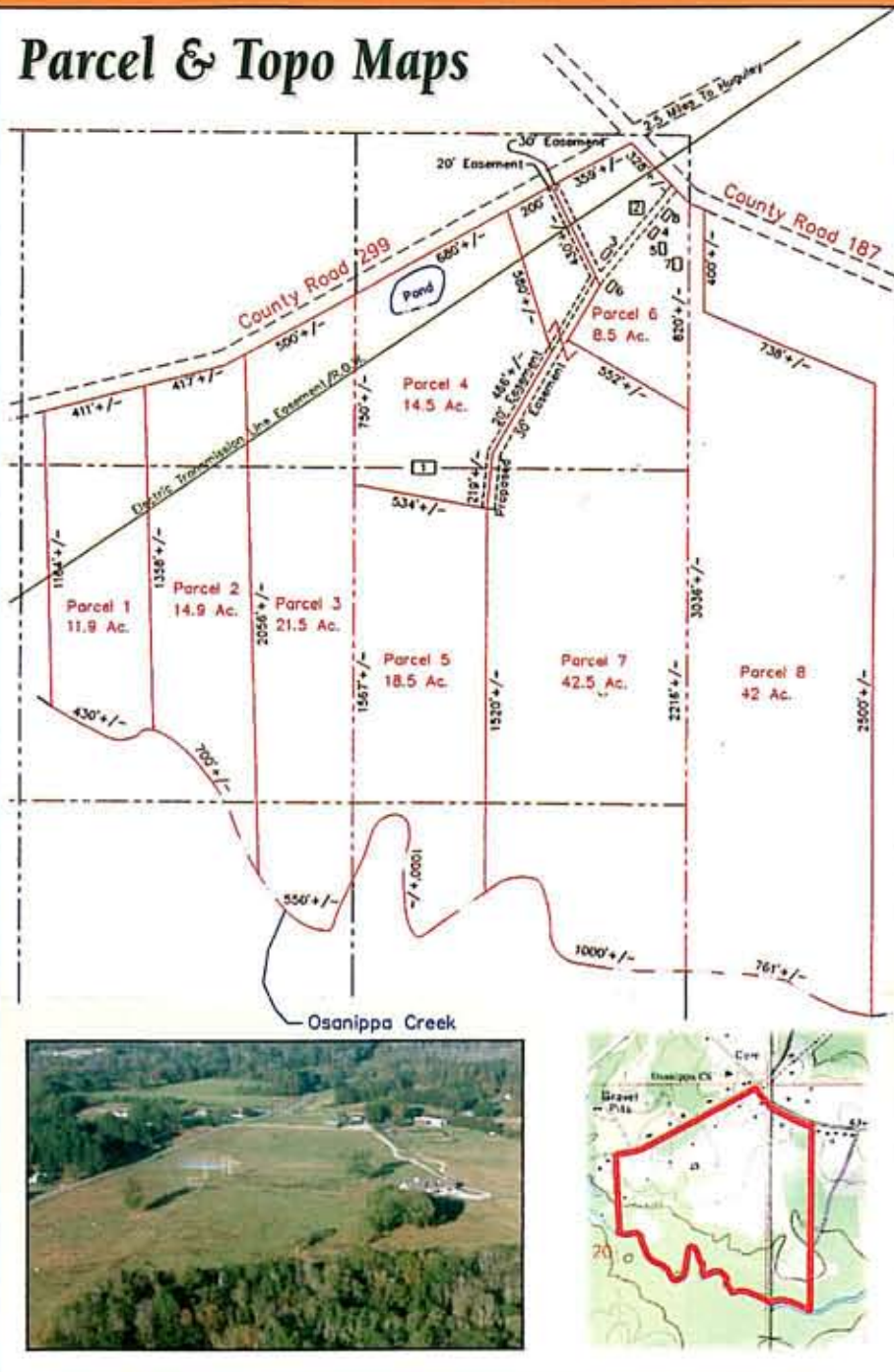
This property is conveniently located in the Chatahoochee River Valley within the triangle cities of Auburn-Opelika, Columbus, GA, and La Grange, Georgia, and is convenient to I-85, lakes, colleges, public airport, public schools, and private academies.

Six parcels have frontage on the scenic hardwood and pine bottomland of the Osanippa Creek. All parcels either front on Chambers County roads 299 or 187. The property will be offered in 8 parcels, combinations of parcels and/or as an entirety.

Only minutes from...

- ...5 Minutes from I-85
- ...30 Minutes from Auburn/Opelika
- ...15 Minutes from Lafayette
- ...30 Minutes from Columbus, GA
- ...60 Minutes from Atlanta
- ...1.5 Miles from Chambers Co. Airport
- ...5 Miles From Chambers County Public Lake
- ...10 Miles from Westpoint Lake

Parcel & Topo Maps



This Exceptional Home Features...

- Greatroom w/ stone fireplace, spacious country kitchen, oak flooring, wrap-around porches with ceiling fans, screened porch with built-in Char Grill BBQ, breezeway and full back deck.
- 4 Bedrooms (potentially 6) and 3 baths
- 3 Car garage with upstairs apartment
- This parcel with home & 14 ± acres sells above mortgage of \$115,000 to the highest bidder.

Parcel 6 Contains:

- Bunk house - 28x40 (plus porch)
- Buggy/Wash house - 13x34
- Cook shed - 20x24 • Catch pen shed - 30x43
- Bull pen - 40x41 • Tractor shed - 20x40
- Hay barn - 38x97 with cyclone grain bin
- Corrals/Pens • Storage Buildings 8x8 +/-

ALSO: Selling Absolute to the Highest Bidder

Six potential building lots on Cherry Drive, near intersection of North 6th Street, Lanett, Alabama. Call for plat and legal description.



Bull pen



Hay & equipment barn



Partial Equipment Listing: Sells Absolute

John Deere 2995 tractor • Kubota L345 tractor • PZ Zweegers CM212 hay cutter/conditioner • Alamo culti-packer • 2 John Deere Disc • Rhino three row bushhog • Post hole digger • Distributor • John Deere 301 distributor • Coachman camper trailer • John Deere chisel plow • 2 Gooseneck trailers • Box, freight van • Pick up camper top • GMC spreader truck • Spray equipment • Blower • Jaeger air compressor • Sandblaster • Utility trailer • Scraper blade • Fence post- 6x6 and round

