

Real Estate Auction

Peaceful Valley Ranch • 57± Acres
Friday • September 6 • 1:00pm

TERMS AND CONDITIONS:

As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) or \$5,000, on each parcel, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$5,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a bank letter of guarantee. Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing and survey costs are to be paid by the purchaser. The successful high bidder and purchaser will sign a real estate purchase agreement at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for) of the Seller. Property is subject to sell as an entirety prior to the auction under the auction terms. *Broker Co-op Welcomed.*

Improvements Include:

- Three Homes
- Two Guest Cottages
- Tour Bus Barn
- Tennis Court
- Pond

Registration must be completed prior to opening remarks at 1:00pm

Pickwick Lake / Bear Creek

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Granger Thagard
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AUCTION

Broker Co-op Welcome

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

FIRST
CLASS
MAIL

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Riverton Rose Trail
Colbert County, Alabama

www.gtauctions.com

Offered in Parcels, Combinations of Parcels and as / or an entirety.
Call For Parcel Maps.

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This long awaited "once in a lifetime" opportunity will be offered at AUCTION in parcels, combinations of parcels and / or as an entirety.

This 57 +/- acre ranch located in Colbert County, Alabama on Riverton Rose Trail adjoins TVA acreage (former grass, landing air strip) fronting Pickwick Lake / Bear Creek. Just 4.7 +/- miles from US Hwy 72, this former family compound lies on both sides of Riverton Rose Trail (40 +/- acres on the lake side and 17 +/- acres on the compound side) with total road frontage of 3,900 +/- feet, three dwellings, two guest cottages, 40' x 60' tour bus hangar, tennis court, pond, gazebos, barns, storage buildings, metal-pipe fencing and electrical privacy gates.



Travelers to Peaceful Valley Ranch along Riverton Rose Trail (near the Natchez Trace) are greeted with well-kept, scenic cove pastures and statuesque,

livestock of full size horses and cattle. Rarely does a retreat such as this become available, but out-of-state ownership is offering this property at auction where you set the price.



Tour Bus Barn Will House Two Full Size Coach Buses



57 ± Acres Auction Held on Site

Granger Thagard
& Associates, Inc.

Visit our Web-Site:
www.gtauctions.com
(800) 996-2877 • (205) 930-0833

FOLLOWING THE REAL ESTATE AUCTION, THE PERSONAL PROPERTY WILL BE OFFERED AT AUCTION TO INCLUDE:

- Ford tractors
- Dual and tri-axle trailers
- Hay mowing, disc harrow and bottom plow equipment
- Golf carts and four-wheelers
- Tools and household furnishings

57± acres will be offered in parcels, combinations of parcels and / or as an entirety.