

NOTES FROM THE SELLER,
PROVIDED TO AUCTIONEER

GENERAL SITE:

This property is located only 11.8 miles from I-65, Exit 299, the Dodge City, Jasper exit. The address for the most southern property (Parcel 1) is 130 Co. Rd. 151, Bremen, AL 35033. It is on the south shore of Ryan's Creek portion of Smith Lake. The water is deep, just off the main channel, and all of the water runs deep and is available to each of the three parcels year round.

DIRECTIONS:

Drive to exit 299 on I-65 in Cullman, AL. From north of mile marker 299 drive south, from south of mile marker drive north to exit 299. At exit 299 turn onto Hwy 69 west of Jasper Drive thru Dodge City on westward for 7.5 miles. Turn right onto County Road 222 and drive north for 1.5 miles and go thru 4 way stop straight for only 1.8 miles, go past church and take an immediate veer to the right on Co. Rd. 151. From here drive .8 miles to another 4 way intersection. Go straight, the road turns into a gravel road. Go down dirt road just a little less than .1 miles. Parcel #4 with its metal barn is right there only 11.8 miles from I-65.

PARCEL 1:

This property is not just on the lake. It is surrounded by Smith Lake at its best. This is a FEMA approved structure, drive and sewer system. The FEMA approval also includes an insurance policy. On one of these points it is getting very hard and complicated to meet FEMA's requirements.

There is only one house between the drive and the gate so we're at the bottom of the hill of Parcel #4. With the paved river rock drive rolling through the 8' cedar fence and cedar gates the lake house is such a happy, inviting site. Nice trees, flowers, plants, and the lake welcome you back.

The lake cabin was designed in 1990 by the owner, a young architect and his wife, an R.N. designed, helped build and had so much fun here. It's not too large. It was designed on a 24 x 42' footprint so it can be moved up to the south on a 2nd lot. This size dictated 2 bedrooms, one bath, and a T hallway with washer and dryer which opens up to the entertainment center.

Whether it's 2 or 50 the house and all the outdoor spaces allow for a surprising easy lunch party or a 24 person dinner.

PARCEL 2:

This is the middle site with approximately 2.07 acres rolling downhill from south to north and another downhill slope from west to east. The site has an existing access from Co. Rd. 151 over an existing culvert through a cedar gate and an overland arise to an existing tall shed located on the site. This structure has a 12' ceiling height. Fabric or metal walls can be added.

The site has easy access to Cullman Electric Co-op's power from pole that's loated on the site.

The Cullman County Water line is located on Co. Rd. 151 from any point along the county road.

The site to the south (uphill) and the site north (downhill) have both been percolated with no problems. The "middle" lot is located within the same soil strata. The lake frontage with this property is the best draw. There is approximately 191.52 linear' of lake shore that goes with this property. One of the best ratios of land/frontage available. Great place to fish, swim, and boat.

PARCEL 3:

Parcel 3 is the largest with 4.51 acres of rolling woods with a large and interesting home located on it. The side itself also has easy access to Co. Rd. 151 from a pre-existing drive. The site has a County of Cullman water connection, electricity is supplied by the Cullman County Co-op.

The sewer system has been left open for the new owner's inspection and it has already passed the Cullman County Health Department's strictest guidelines and construction visits.

The site also has a private shoreline of 157'. Around 100'+ remains in the water for 12 months.

The water frontage is visible from the house.

The building on Parcel 3 is a Mediterranean style stucco on concrete 11 ¾" exterior walls. The lower and main floors have structural slabs for floors, the roof is commercial grade steel supported by a steel frame that rests on a flying 60 ton crane arm. This special construction was engineered, designed, and built by the owner to protect the house from weather, and unwanted

lower and main floors have structural slabs for floors, the roof is commercial grade steel supported by a steel frame that rests on a flying 60 ton crane arm. This special construction was engineered, designed, and built by the owner to protect the house from weather, and unwanted visitors and others. The house is designed to be a “smart house”.

PARCEL 4:

This property is on top of the hill with a nice metal barn on 3.08 acres of land. It has great access to Co. Rd. 151, underground electric, County of Cullman water and weekly trash pickup. A septic sewer system is easily hooked up to the existing inner slab plumbing system.

The building is a main building with two wings. The barn has a high 14' ceiling line with two 12' roll up doors on the south and north ends and two full length sky lights running continuous along the east and west long walls. All walls are insulated and finished. On the east side of the main building is a wing that is also insulated and finished out. It was designed to be an office, storage room, and bathroom.

On the west side of the main building is a wing that is not finished out. It is designed to be an outside service area and storage.

The building is 90% wired with all switches and most of the receptacles are in place. The biggest task is to hook up all the branch circuits to the switch box.