

LAND

MOUNDVILLE, AL

WEDNESDAY

SEPTEMBER 16<sup>th</sup>

Register by 12:50 1:00 PM

Auction held at THE FARM  
3099 AL-60, Akron, AL 35441

BROKER CO-OP INVITED  
Contact GTA for terms

# AUCTION

## Moundville, AL TUCKER CATTLE RANCH

# 467 +/- ACRES

Offered in 43 Parcels



- Abundant grassland of 332 (+/-) acres; a blend of Bermuda, Bahia, Dallas, and clover
- 4 deep wells (see GTAuctions.com)
- 135 (+/-) acres of hardwood forest, see timber cruise information link at top of our website
- Three current ingress /egress routes from Alabama 69, Hale County 46, and South Bypass, all paved roads
- Norfolk-Southern Railroad runs SW to NW and borders on the west side of the property for about 3/4 mile
- Zoned rural residential commercial in the City
- Barns on Parcel 6



"Jason and Suzanne Tucker raised their family on these beautiful Moundville, AL acres all-the-while establishing a very efficient cattle operation. Neighbors in the area learned a few months ago that this fine family would relocate to the mid-west to continue and enlarge the Tucker Cattle operation. The 467(+/-) acres in the auction lie partially inside the City Limits of Moundville with auction maps showing the division between the City and County acres. The auction will allow bidders to purchase the size parcels and the selected number of parcels based on their future needs." Jack Granger, Auctioneer

Auction Terms on reverse side

205-326-0833

www.GTAUCTIONS.com

Call or visit us online  
Jack F. Granger, CAI, 873



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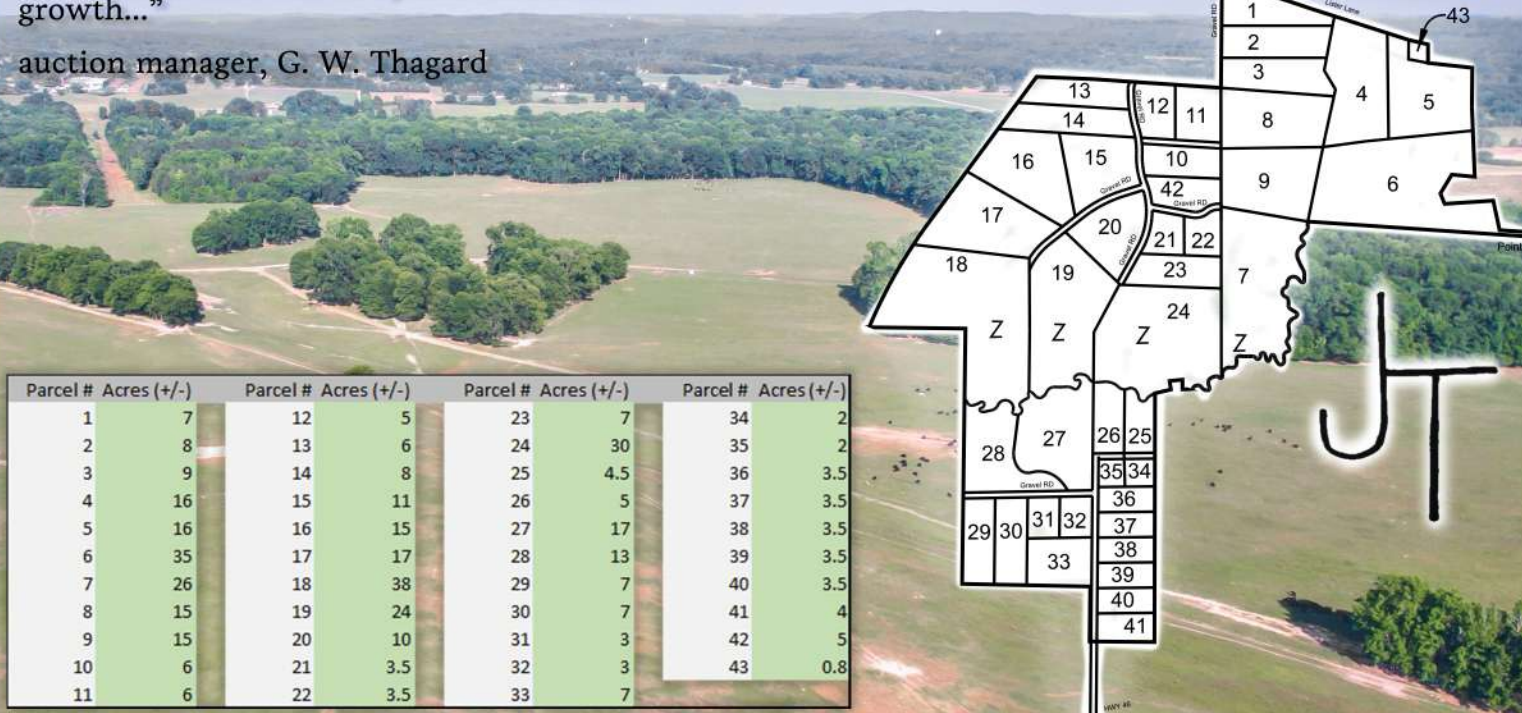
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GRANGER GT THAGARD

"This is an ideal opportunity to acquire a perfect balance of rural & suburban land yet only a short drive to I-59/20, the University of Alabama and Metro Tuscaloosa. This could be a handsome investment with lots of upside for future growth..."

auction manager, G. W. Thagard

## Moundville, AL TUCKER CATTLE RANCH



Parcel #	Acres (+/-)	Parcel #	Acres (+/-)	Parcel #	Acres (+/-)	Parcel #	Acres (+/-)
1	7	12	5	23	7	34	2
2	8	13	6	24	30	35	2
3	9	14	8	25	4.5	36	3.5
4	16	15	11	26	5	37	3.5
5	16	16	15	27	17	38	3.5
6	35	17	17	28	13	39	3.5
7	26	18	38	29	7	40	3.5
8	15	19	24	30	7	41	4
9	15	20	10	31	3	42	5
10	6	21	3.5	32	3	43	0.8
11	6	22	3.5	33	7		

See GTAuctions.com for photos/video, terms, parcel maps, zoning, timber cruise information, and tour date showings. Separately from the land auction, a personal property auction for the working equipment of Tucker Cattle Ranch will be held on Saturday, September 26 at 10:00 A.M. at 38577 Alabama Highway 69, Moundville, AL. (Photos of those personal items are on our website @ GTAuctions.com. Our office has no details regarding those items as we not part of that event.)

Potential for a conservation easement. Contact a conservation easement specialist for additional study.



NOTE: The centerline of the existing field roads will be the property lines. There will be an easement, 60 feet wide, along the centerline of the existing field roads, 30 feet each side of the centerline.



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