

**160+  
Acres**

TO BE OFFERED IN TRACTS, COMBINATIONS OF TRACTS OR AS A WHOLE

# SATURDAY, SEPTEMBER 16, 10 AM CST **ABSOLUTE AUCTION – OWNER FINANCING**

G. W. Ashley Estate  
**CENTRE, ALABAMA**

Over 1 mile County Road 113 and County Road 155 Frontage  
2 Springs, Pond, Marketable Timber, Chert Pit, Crop Land

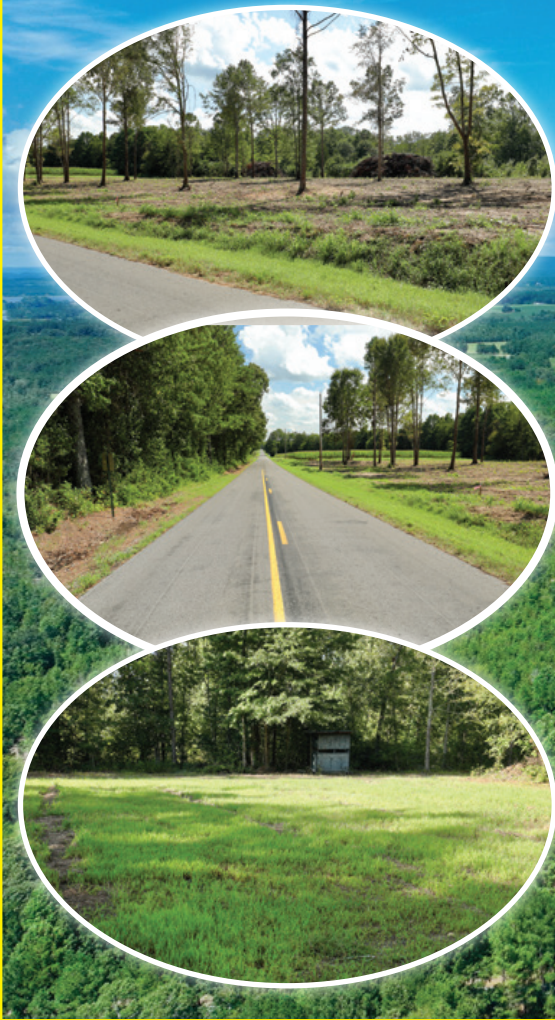
*This property has been in the same family since the 1800's*

**American Auctioneers®**

866-789-5169 [american-auctioneers.com](http://american-auctioneers.com)



Live Entertainment and Complimentary Lunch



Saturday, September 16, 10 AM CST

## **ABSOLUTE AUCTION – OWNER FINANCING**

**G. W. Ashley Estate**

*Property available for inspection anytime.*

**Terms: 10% BUYER PREMIUM, 10% NON-REFUNDABLE DOWN PAYMENT, CLOSING IN 30 DAYS.** All information provided by the seller. It is believed to be correct but not guaranteed by auction company — prospective bidders should rely upon their own inspection. Properties are selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. Broker participation welcome. American Auctioneers, LLC, Auctioneer/ Broker, is acting exclusively as agents for the seller. All announcements from auction stand take precedence over all verbal and printed material.

ONLINE  
BIDDING  
AVAILABLE  
THROUGH



**American Auctioneers Live**



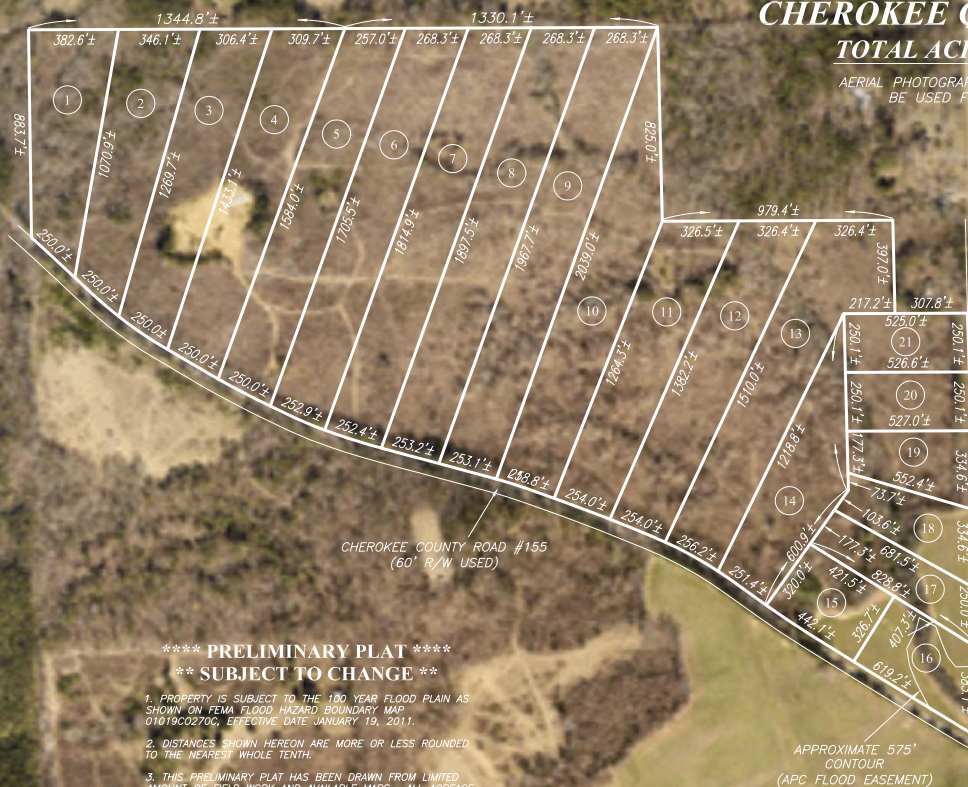
6975 County Road 113, Centre Alabama 35960



\*\*\*\*PRELIMINARY PLAT\*\*\*\*  
**NINA JEAN WALKER PROPERTY**  
**CHEROKEE COUNTY, ALABAMA**

**TOTAL ACREAGE = 153.01 AC±**

AERIAL PHOTOGRAPHY IS APPROXIMATE AND IS TO  
BE USED FOR GENERAL REFERENCE



TRACT	ACREAGE
1	6.46 AC±
2	7.48 AC±
3	8.26 AC±
4	9.31 AC±
5	9.24 AC±
6	10.21 AC±
7	10.76 AC±
8	11.19 AC±
9	11.60 AC±
10	10.68 AC±
11	8.42 AC±
12	9.14 AC±
13	10.82 AC±
14	6.59 AC±
15	3.23 AC±
16	3.84 AC±
17	3.37 AC±
18	3.27 AC±
19	3.10 AC±
20	3.02 AC±
21	3.02 AC±



\*\*\*\*PRELIMINARY PLAT\*\*\*\*  
**NINA JEAN WALKER PROPERTY**  
**NOWAK LAND SURVEYING, LL**  
12030 AL HWY 9 S, CENTRE, AL 35960  
PHONE: (256) 927-8458  
EMAIL: nowaklandsurveying@gmail.com

DATE SIGNED:	REVISION #
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# ALABAMA FARM CREDIT

Rusty Alldredge  
Branch Manager | 256-474-7176

Saturday, September 16, 10 AM CST

## ABSOLUTE AUCTION OWNER FINANCING

G. W. Ashley Estate

# 160<sup>±</sup> ACRES

## CENTRE, ALABAMA

*Property available for inspection anytime.*



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# American Auctioneers®



1033 West Main, Centre, AL 35960

866-789-5169 american-auctioneers.com



Keith Baldwin, CAI: AL 1416, ALRE 64960

GAL AUNR2860, GARE 247207

Chipper Shell, AL AA3072

Jill Vaughan, AL AA3073

*Live Entertainment and Complimentary Lunch*

# 160<sup>±</sup> Acres

## ABSOLUTE AUCTION OWNER FINANCING

