

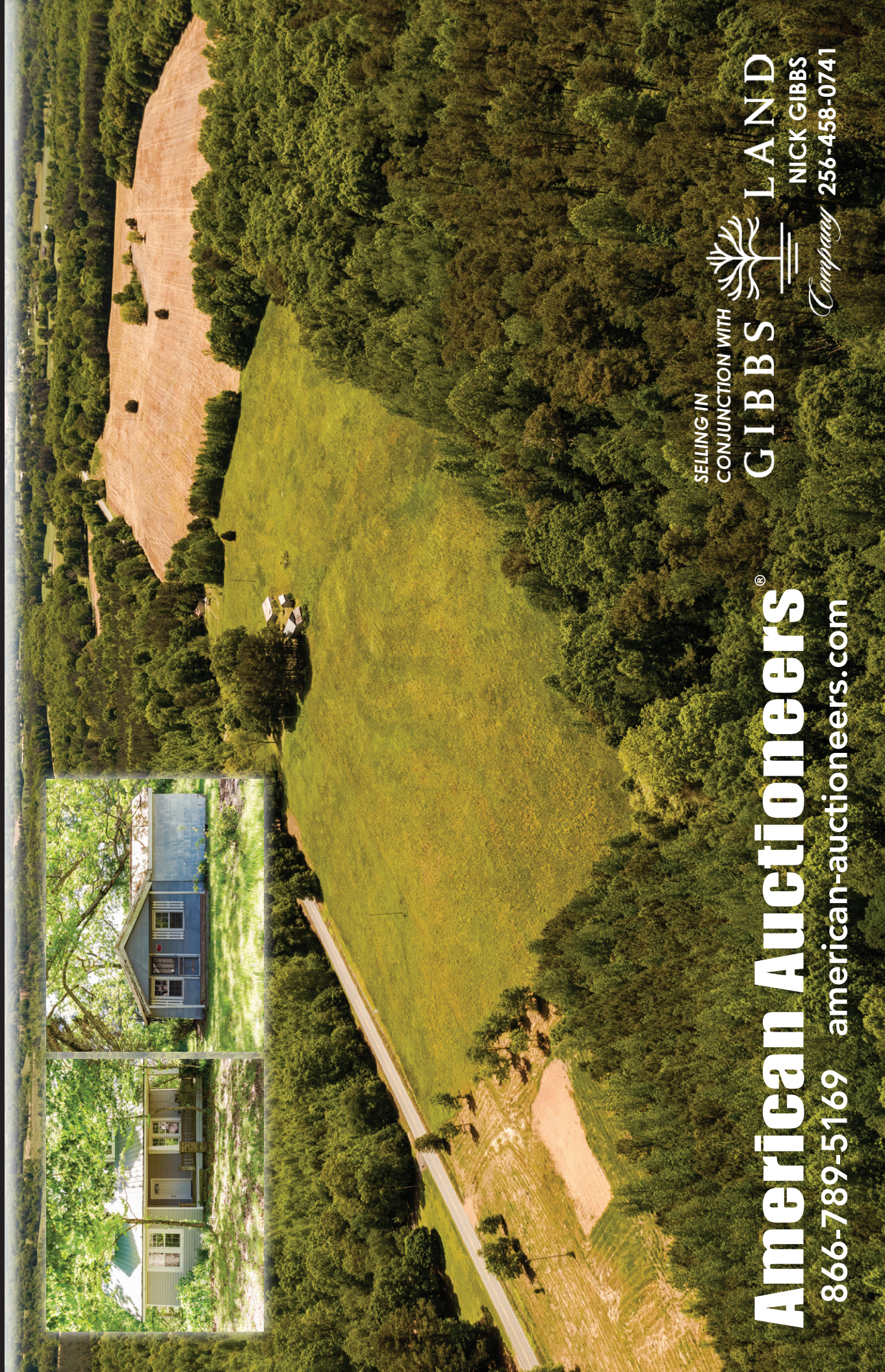
# Estate Auction

The Ralph & Jean Bagwell Estate

Saturday, October 7, 10 AM CST

**2 HOMES ON 76± ACRES**

7575 Alabama Highway 67, Baileyton, Alabama



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**P** RIME PROPERTY IN CULLMAN COUNTY.

This is one of the most unique properties available on the market. Located on the east side of Highway 67 lays 42 acres of cut over timber. With a good site prep, this property will make a great timber investment. On the west side of Highway 67 lies approximately 34 acres with mostly open ground. A good stand of hardwood timber and a few mixed pines lay along the west line.

This side of the road also has an older Homestead. The Home has four bedrooms, one bath. There is a fireplace in the living area. This older home holds a lot of patina and potential for a great fixer-upper. The roof and siding are approximately eight years old. The home is outfitted with new windows as well.

There is a smaller home and shop for lots of additional storage. This old Homestead has the original corn crib and mule barn. With a little TLC this is truly a homesteaders dream place.

**Open House:** Friday, October 6, 1-4 pm or by appointment.



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**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. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. 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.