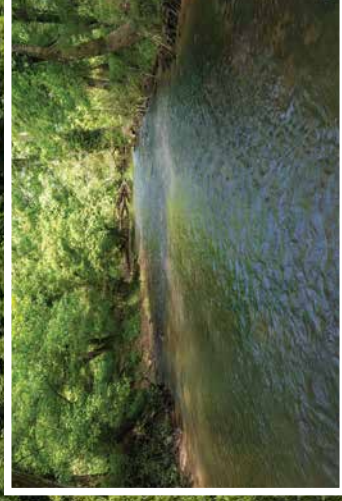
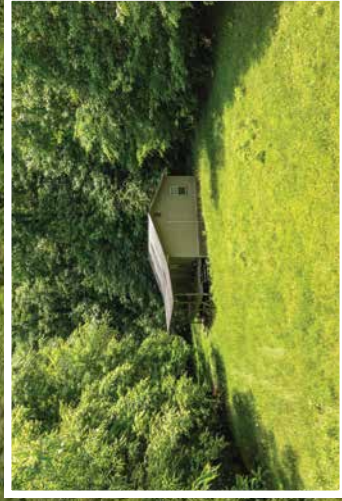
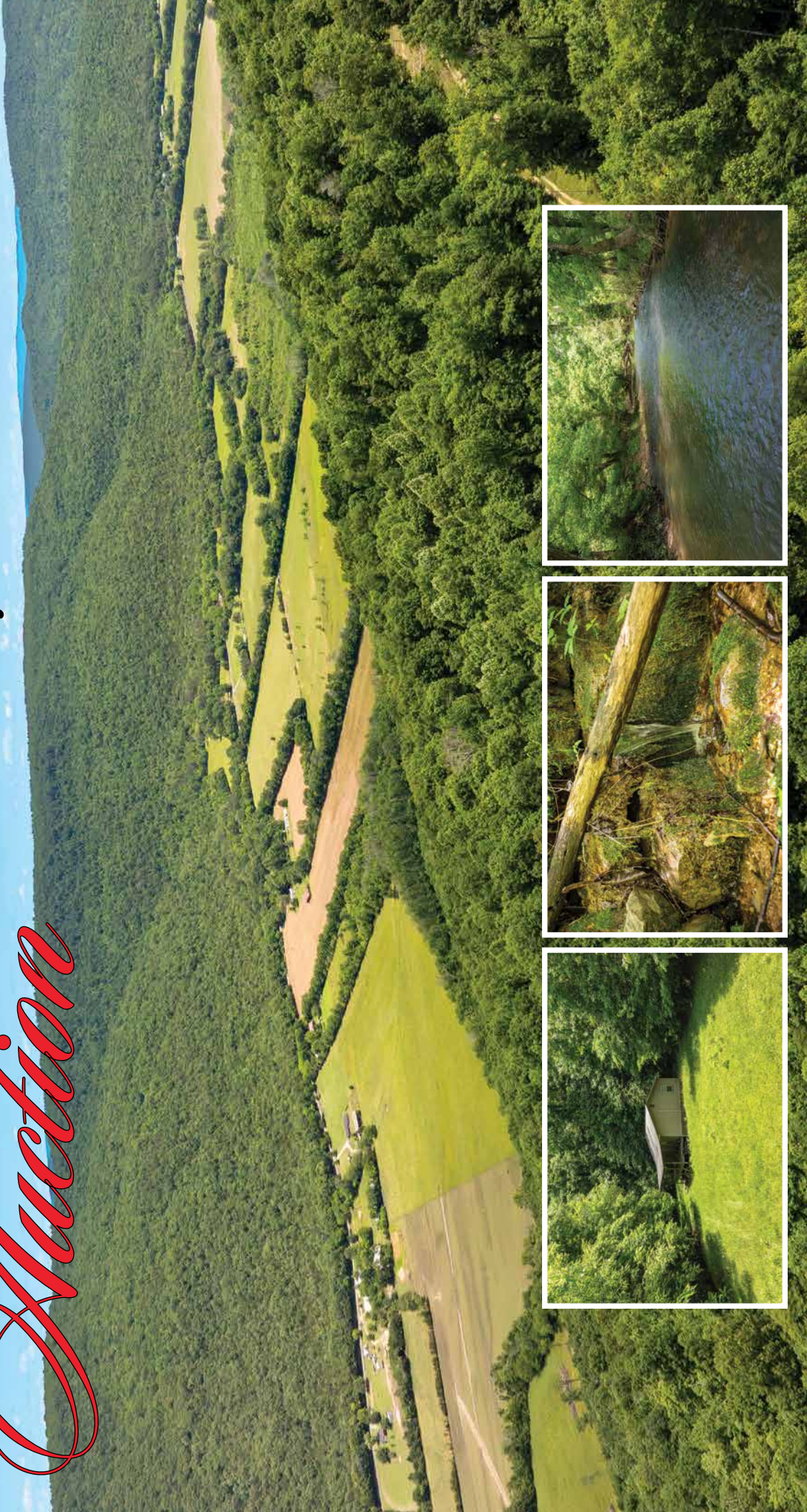


ABSOLUTE ESTATE

**SATURDAY, JUNE 21, 10 AM CDT**

**3009 County Road 54, Stevenson, AL**

*Auction*



866-789-5169

**330± ACRES**

In Tracts, Combinations of Tracts or as a Whole



256-574-2525



**SATURDAY, JUNE 21, 10 AM CDT**



## **PROPERTY 1: 240± ACRES**

This property comprises 240± acres of prime hunting and timberland. This property offers mature hardwood trees, an established trail system, spring-fed creeks, and a two-bedroom, one-bath cabin with power and high-speed internet. If you're looking for the perfect getaway, then look no further. The cabin offers a secluded retreat for year-round enjoyment, allowing you to make the most of every season. Whether you are hunting, enjoying time in nature, or riding ATV trails, this property has something for everyone.



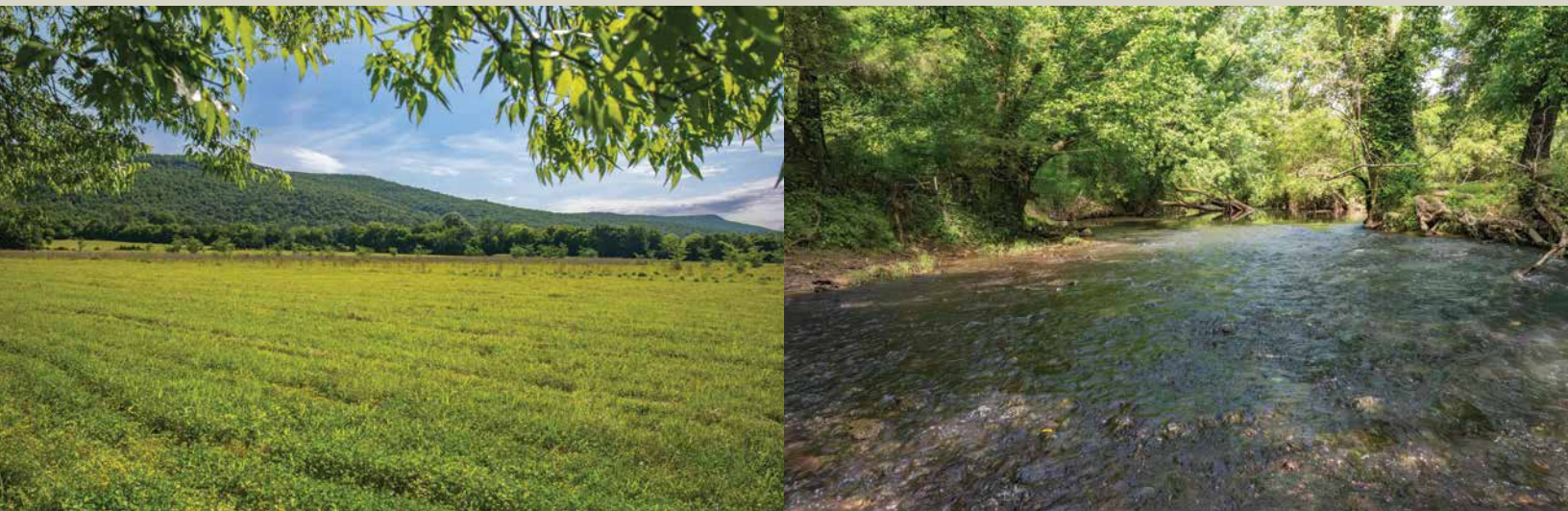


**SATURDAY, JUNE 21, 10 AM CDT**



## **PROPERTY 2: 90± ACRES**

This 90± acre property, located in the heart of the valley, is a dreamer's paradise. Its open nature, set against a hardwood mountainside, provides a serene backdrop for your dream home. The property is graced by a beautiful, spring-fed creek that offers year-round water for livestock or a tranquil spot for family relaxation. The property's potential for mini-farms and building your dream home will surely inspire you. This property will be offered in tracts, combinations, and as a whole.







256-574-2525



1033 West Main, Centre, AL 35960  
KEITH BALDWIN, CAI: 256-312-5480  
AL 1416, ALRE 64960, GAL AUNR2860, GARE 247207

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## ABSOLUTE ESTATE

# Auction

**Saturday, June 21, 10 AM CDT**

## 330± ACRES

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**3009 County Road 54**

**Stevenson, AL**

**Terms:** 10% Buyers Premium, 10% down day of auction with balance due at closing. 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. Property lines are approximate. 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.

## ABSOLUTE ESTATE **SATURDAY, JUNE 21, 10 AM CDT** **3009 County Road 54, Stevenson, AL**

# Auction



866-789-5169

## 330± ACRES

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