

# THE NATIONAL AUCTION GROUP, INC.®

P.O. BOX 149

GADSDEN, AL 35902

America's Trophy Property Auctioneers®

Andrew J. Bone, #1725

Buyer's Premium: 10%



For Free Brochure, Call

1-800-650-0882

(256) 547-3434

www.nationalauctiongroup.com

#593

## AUCTION

# 47 WATERFRONT LOTS SMITH LAKE

## SATURDAY, AUGUST 15

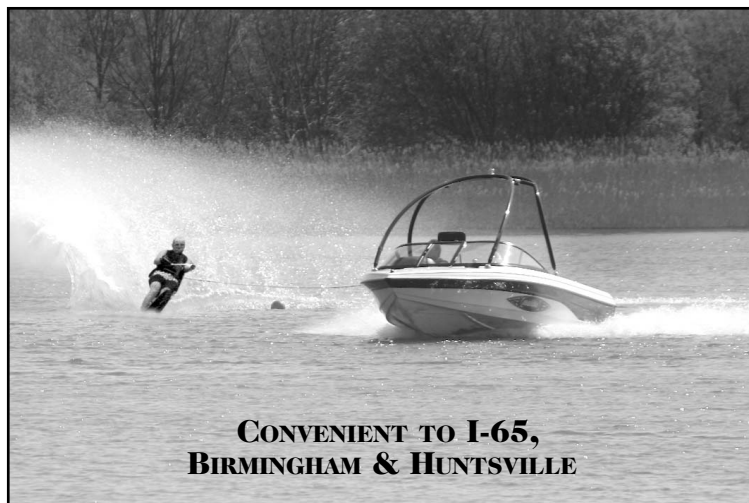
REGISTRATION: 9 AM • AUCTION: 11 AM

*The most beautiful scenery in Alabama rests before WaterBound, an exclusive, 205±-acre waterfront community on Lewis Smith Lake, just outside of Cullman. Located near the 180,000±-acre Bankhead National Forest, Smith Lake is rated the second cleanest lake in the United States.*

*An impoundment of the Sipsy Fork of the Black Warrior River — Alabama's only Wild and Scenic River — Smith Lake plunges to depths of 264 feet and covers some 500 miles of pristine shoreline. Home to state fishing records, Smith Lake is known for its trophy catches of bass, bream and crappie. The lake is also a haven for boating, sailing, skiing, swimming and a number of other water sports.*

*WaterBound is the perfect place to savor all the splendor which surrounds this 21,200±-acre crystal blue lake. A restricted waterfront development, WaterBound features gently sloping lots, underground utilities and tranquil walking trails. The lots have been pre-approved by Alabama Power for the construction of double boathouses.*

*Only five minutes by boat from Ryan's Creek Marina, WaterBound is less than one hour from Huntsville and Birmingham, making it a convenient location*



CONVENIENT TO I-65,  
BIRMINGHAM & HUNTSVILLE

*for a permanent residence or vacation home.*

### HIGHLIGHTS

- Deep-Water Dockage • Underground Utilities
- Sewer • Paved Roads • Double Boathouses Permitted

**WATER VIEW LOTS  
ALSO BEING AUCTIONED**

**DIRECTIONS FROM HUNTSVILLE, DECATUR AND NASHVILLE:** Take I-65 South toward Birmingham. Take Exit 304/Good Hope and turn right onto County Road 437. Drive 8/10 mile to first traffic light and turn right onto School Road. Drive 2/10 mile and bear left onto Trimble Road. Drive 3 9/10 miles and turn left onto County Road 222 at the Angler Seafood Restaurant. Drive 9 6/10 miles. At fork, bear left onto County Road 351 (also Pea Ridge Rd.). Proceed 2 miles to WaterBound on left.

**FROM BIRMINGHAM:** Take I-65 North toward Huntsville. Take Exit 304/Good Hope and turn right onto County Road 437. Drive 8/10 mile to first traffic light and turn right onto School Road. Drive 2/10 mile and bear left onto Trimble road. Drive 3 9/10 miles and turn left onto County Road 222 at the Angler Seafood Restaurant. Drive 9 6/10 miles. At fork, bear left onto County Road 351 (also Pea Ridge Rd.). Proceed 2 miles to WaterBound on left.

**TERMS:** 10% down with \$5,000 per lot being in personal check, business check or certified funds. Closing in 30 days. **AUCTION SITE:** The auction will take place at the property — County Road 351, Crane Hill, Alabama. **PRE-SALE INSPECTION:** Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. beginning August 9. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. Call 1-800-650-0882. **FOR MORE INFORMATION:** Call 1-800-650-0882 or (256) 547-3434. Beginning August 9, call on site, (256) 504-5201 or (256) 504-6858.