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#600

AUCTION LAKE GUNTERSVILLE 8 WATERFRONT LOTS SELL ABSOLUTE

SATURDAY, JANUARY 30

REGISTRATION: 10 A.M. • AUCTION: 12 NOON

In 2008, *Field & Stream Magazine* recognized Guntersville as one of the Top 10 Fishing Towns in America. Host to more than 30 Bassmaster tournaments, this charming lakeside city has been listed by *Relocate America* as one of the 100 Best Places to Live in America. Featured by *Where to Retire Magazine*, Guntersville is situated on the southern tip of the Tennessee River only 30 miles from Huntsville. Surrounded by the pristine beauty of the Appalachian foothills, it is easy to see why the 69,000±-acre lake — with its 950 miles of breathtaking shoreline — is known locally and nationally as a popular place for fishing, boating and skiing.

An easy drive to Birmingham, Atlanta, and Nashville, Guntersville is a friendly and affordable town, complete with a thriving artistic community, excellent schools and convenient access to four golf courses all within the city.

ADELINE'S ON THE LAKE

Nine deep-water homesites overlook the main channel of Lake Guntersville at Adeline's on the Lake, a private community off Highway 79 North. The large shaded lots have lake frontage ranging from 215± feet to 1,000± feet. Boathouses are allowed pending TVA approval. Adeline's also offers underground utilities and a handsome gated entrance.

HIGHLIGHTS

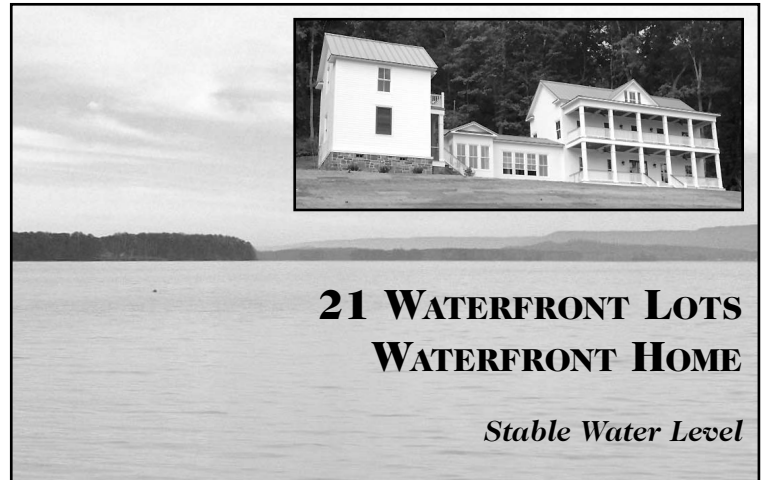
Large, Shaded Level Lots • Shorelines Ranging from 215± to 1,000± Ft. • Underground Utilities • Boathouses Allowed Pending TVA Approval • Private Community with Gated Entrance • Fabulous Views of Lake & Mountains

THE RETREAT

Beautiful views of the mountains and lake wrap 11 main-channel homesites at The Retreat in Scottsboro. Fully developed with underground utilities, curbs and gutters, boathouses are allowed on the shady, deep-water lots, pending TVA approval.

HIGHLIGHTS

Curbs & Gutters • Shorelines Ranging from 98± Ft. to 211± Ft. • Underground Utilities • Public Sewer • Boathouses Allowed Pending TVA Approval • Fabulous Views of Lake & Mountains



21 WATERFRONT LOTS WATERFRONT HOME

Stable Water Level

PRESTON ISLAND HOME

Life on the lake is a never-ending vacation at this custom four-bedroom home, which features a multitude of details — game room, granite kitchen, hardwood floors, coffered ceilings, fireplace and extensive moldings. Situated on the main channel of Lake Guntersville, the Preston Island home boasts a guest home, deep-water boathouse and numerous porches and decks for savoring mountain and lake views.

HIGHLIGHTS

Great Room with Gas-Log Fireplace & 10-Ft. Coffered Ceiling • Living Room • Dining Room • Master Suite with Oversized Shower & Whirlpool Tub • 3 Guest Bedrooms • 4.5 Baths • Game Room with Wet Bar & Ice Maker • Kitchen with Granite Countertops, Custom Cabinets, Trey Ceiling & Jenn-Air Professional Series Appliances, Including 6-Burner 48-Inch Gas Range/Oven with Griddle & Ice Maker • Laundry Room • Hardwood Floors • Vaulted Ceilings • Extensive Crown Molding • Whole House Audio System • Walk-in Closets • Central Vac • French Door • Breezeway, Screened Porch & Full-Length Covered Lakeside Decks with Bead-Board Ceilings • Beautiful Landscaping with Sod & Lake-Fed Sprinkler System • 200± Ft. of Waterfrontage • 2-Slip, Deep-Water Luxury Boat House with Electric Hoists, 7 Roll-up Doors, Jet Ski Slip & Sun Deck • Fabulous Views of Lake & Mountains

SKYLINE SHORES

A dream home requires a dream location, which is exactly what this main-channel, deep-water homesite provides on Lake Gunter'sville. The lot is bathed in awe-inspiring views of the lake and mountains. A boathouse is allowed on the

site, pending TVA approval.

HIGHLIGHTS

Level Lot with 102± Ft. of Waterfrontage • Boathouse Allowed
Pending TVA Approval • Fabulous Views of Lake & Mountains

DIRECTIONS

WATERFRONT HOME — 1369 PRESTON ISLAND CIRCLE: From US-431 N/AL-79, turn right at split of US-431 and AL-79. Drive 7 9/10 miles and turn right onto Preston Island Circle. Drive 1 6/10 miles to property on left. **ADELINE'S ON THE LAKE HOMESITES:** From AL-79, drive 1 6/10 miles past turnoff to Preston Island to Adeline's on the Lake on the right. **TO SKYLINE SHORES HOMESITE:** From the entrance of Adeline's, turn right onto AL-79 and continue 4 2/10 miles north. Turn right on CR-76 and take immediate left onto Jeffery Rd. Drive 3/10 mile and turn right onto Skyline Shores Dr. Drive 4/10 mile to lot #3 on right. **THE RETREAT HOMESITES:** From County Road 76, turn right on AL-79. Continue 6 2/10 miles north on AL-79/AL-279. Turn right onto US-72 E. and drive 1 4/10 miles. Take ramp right onto AL 35 S. Drive 1 4/10 miles and turn right onto Clemons Dr. Drive 3 4/10 miles and turn right onto Campground Circle. Drive 1 mile to property on right.

TERMS: PRESTON ISLAND HOME — 10% down with \$30,000 being in personal check, business check or certified funds; **HOMESITES** — 10% down with \$10,000 per homesite being in personal check, business check or certified funds. Closing in 30 days. Service First offering financing on all lots. Call for details. **AUCTION SITE:** The auction will take place at the property — Adeline's on the Lake. **PRE-SALE INSPECTION:** Properties are available for viewing daily by appointment from 10 a.m. to 5 p.m. January 16, 17, 23, 24, 29 and 30, 2010. Showing site will be 1369 Preston Island Circle, Scottsboro. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. **FOR MORE INFORMATION:** Call 1-800-579-1174 or (256) 547-3434. Beginning January 16, call on site, (256) 504-6858 or (256) 504-5201.