

**AUCTION**

**Guntersville Lake Front Properties**

**Hwy 79 North  
Scottsboro, Jackson County, Alabama 35768**

**Auction: Saturday, January 30, 2010 at 12:00 PM Central Time  
Registration begins at 10:00 AM Central Time**

**OVERVIEW:**

**In 2008, Field & Stream Magazine Recognized Lake 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+/- Acres 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, Georgia, and Nashville, Tennessee, 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.**

**Waterfront Home-Preston Island**

**TO BE AUCTIONED:**

**3, 335 +/- Sq. Ft. Four (4) Bedroom, Four And One Half Bath (4.5) Waterfront Home**

**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, 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,**

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Hardwood Floors, Vaulted Ceilings, Extensive Crown Molding, Whole House Audio System, Walk-In Closets, Central Vac, French Doors, Breezeway, Screened Porch & Full Length Covered Lakeside Decks With Bead-Board Ceilings, Landscaping With Sod & Lake-Fed Sprinkler System, 200+/- Ft. Of Water Frontage, 2-Slip Deep-Water Luxury Boat House With Electric Hoist, 7 Roll-Up Doors, Jet Ski Slip & Sun Deck

**A Total Of Eight (8) Lots Will Be Sold  
Absolute Between The Developments.**

**Adeline's On The Lake**

**TO BE AUCTIONED:**

Nine (9) Deep-Water Home Sites.

**LOTS:**

Lot 1: 0.53 +/- Acres With 680+/- Ft. Shoreline  
Lot 2: 0.66 +/- Acres With 290+/- Ft. Shoreline  
Lot 3: 0.88 +/- Acres With 430+/- Ft. Shoreline  
Lot 4: 0.70 +/- Acres With 1020+/- Ft. Shoreline  
Lot 5: 0.78 +/- Acres With 610+/- Ft. Shoreline  
Lot 6: 0.74 +/- Acres With 490+/- Ft. Shoreline  
Lot 7: 0.52 +/- Acres With 610+/- Ft. Shoreline  
Lot 8: 0.61 +/- Acres With 215+/- Ft. Shoreline  
Lot 9: 0.98 +/- Acres With 260+/- Ft. Shoreline

**HIGHLIGHTS:**

Large Shaded Level Lots, Underground Utilities, Septic Tank, Boathouses Allowed With TVA Approval, Private Community With Gated Entrance

**ASSOCIATION DUES:**

\$800.00 Per Lot Per Year

**The Retreat**

**TO BE AUCTIONED:**

Eleven (11) Main-Channel Home Sites

**LOTS:**

Lot 1: 0.88 +/- Acres With 101+/- Ft. Shoreline  
Lot 2: 0.82 +/- Acres With 105 +/- Ft. Shoreline  
Lot 3: 0.77 +/- Acres With 99 +/- Ft. Shoreline  
Lot 4: 0.63 +/- Acres With 100 +/- Ft. Shoreline  
Lot 5: 0.67 +/- Acres With 204 +/- Ft. Shoreline  
Lot 6: 0.49 +/- Acres With 176 +/- Ft. Shoreline

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**Lot 7: 0.66 +/- Acres With 211 +/- Ft. Shoreline**  
**Lot 8: 0.91 +/- Acres With 190 +/- Ft. Shoreline**  
**Lot 9: 0.79 +/- Acres With 98 +/- Ft. Shoreline**  
**Lot 10: 0.82 +/- Acres With 116 +/- Ft. Shoreline**  
**Lot 11: 0.73 +/- Acres With 132 +/- Ft. Shoreline**

**HIGHLIGHTS:** **Curbs & Gutters, Underground Utilities, Public Sewer, Boathouses Allowed Pending TVA Approval, Building Permit Required**

**ASSOCIATION DUES:** **\$200.00 Per Lot Per Year**

### **Skyline Shores**

**TO BE AUCTIONED:** **One (1) Main Channel Lot**

**HIGHLIGHTS:** **Level Lot With 102+/- Ft. Of Water frontage, Boathouse Allowed With TVA Approval, Building Permit Required**

**COMMERCIAL AIRPORT:** **Scottsboro Municipal Airport (4A6)**  
**Guntersville Airport Joe Starnes Field (8A1)**

**SCHOOLS:** **Collins Elementary School**  
**Thurston T. Nelson Elementary School**  
**Brownwood Elementary School**  
**Caldwell Elementary School**  
**Skyline Elementary School**  
**Scottsboro Junior High School**  
**Scottsboro High School**  
**Guntersville Elementary School**  
**Cherokee Elementary School**  
**Guntersville Middle School**  
**Claysville Junior High School**  
**Guntersville High School**  
**Kate Duncan Smith DAR Elementary School**  
**Kate Duncan Smith DAR Middle School**  
**Kate Duncan Smith DAR High School**

## GENERAL INFORMATION

- BIDDER DEPOSIT:** **Preston Island Home:** \$30,000.00 being in personal check, business check, or certified funds.
- Home Sites:** \$10,000.00 per home site being in personal check, business check, or certified funds.
- TERMS:** 10% down on auction day with balance due at closing in 30 days.
- FINANCING:** **ServisFirst is offering financing on lots. Call for details.**
- BROKER PARTICIPATION:** Broker participation is welcome subject to certain guidelines. Call 1-800-579-1174.
- PRE-SALE INSPECTION:** The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. on January 16, 17, 23, 24, 29 and 30, 2010. To schedule an appointment prior to this date, please call (800) 579-1174. Beginning January 16<sup>th</sup>, you may call the site directly at (256) 504-5201 or (256) 504-6858.
- FOR MORE INFORMATION:** Visit our Web site at [www.nationalauctiongroup.com](http://www.nationalauctiongroup.com) or call (800) 579-1174 or (256) 547-3434.
- DIRECTIONS:**
- Waterfront Home- 1369 Preston Island: 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 Home Sites: 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 Home Site: 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 Home Sites: From County Road 76 turn right on AL-79.** Continue 6 2/10 miles north on AL-79/AL-279. Turn right onto US-72E. 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.

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