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#601

ABSOLUTE AUCTION

904± ACRES

FAYETTE, ALABAMA

SATURDAY, FEBRUARY 27

REGISTRATION: 12 NOON • AUCTION: 2 PM

Investors seeking opportunities for fun and profit need look no further than 904± acres of recreational timberland in Fayette and Lamar counties, Alabama. Alive with deer, turkey, duck and other wildlife, this outdoorsman's paradise is selling in tracts.

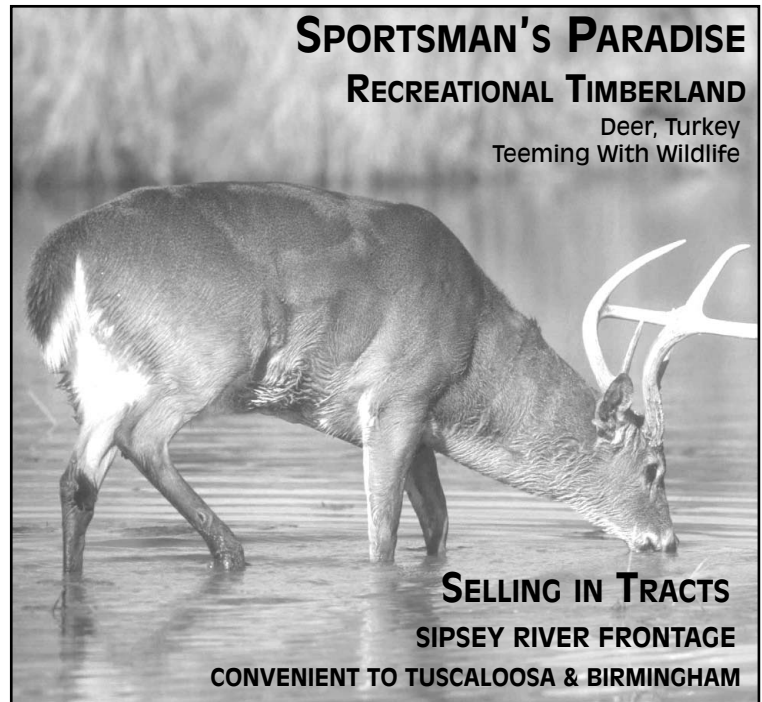
A patchwork of creeks, ponds, planted pines, hardwoods, green fields and frontage on the Sipsey River — one of Alabama's "Ten Natural Wonders" — this diverse property is a haven for hunting, fishing, canoeing, horseback riding, four-wheeling, dirt biking and hiking. Valued for its timber harvests, the 904± acres represent an investment option which is proving stable in today's financial market.

Only one hour from Tuscaloosa and Birmingham, the pristine acreage offers access to the Sipsey River, one of the last wild, free-flowing streams in the state. Home to an abundance of waterfowl, the Sipsey is recognized for mussels, bass, crappie, catfish and bream.

HIGHLIGHTS

904± ACRES RECREATIONAL TIMBERLAND

- Deer, Turkey, Teeming with Wildlife • Ponds • Creeks
- Planted Pines & Hardwoods • Green Fields
- Paved Road Frontage • Sipsey River Frontage



SPORTSMAN'S PARADISE RECREATIONAL TIMBERLAND

Deer, Turkey
Teeming With Wildlife

SELLING IN TRACTS

SIPSEY RIVER FRONTAGE

CONVENIENT TO TUSCALOOSA & BIRMINGHAM

SELLS REGARDLESS OF PRICE! NO MINIMUMS • NO RESERVES

DIRECTIONS

TRACT 1: From Fayette, drive northwest on Hwy 18 approximately 12 miles. Turn left onto Lamar CR-49. Drive 1 7/10 miles. Turn right onto Jenkins Rd. Drive 4/10 mile to property entrance. **TRACT 2:** From Fayette, drive northwest on Hwy 18 approximately 10 1/5 miles. Turn left onto Lamar CR-41. Drive 4 1/10 miles. Turn left onto Cody Church Road. Drive 1 2/10 miles to property entrance on right. **TRACT 3:** From Fayette, drive northwest on Hwy 18 approximately 2 4/10 miles. Turn left onto 14th St. NW/CR-105. Drive approximately 2/10 mile to property on each side of road. **TRACT 4:** From Fayette, drive northwest on Hwy 18. Turn left onto AL 96. Drive 1 3/10 miles. Turn left onto CR-108/TV road. Drive 4/10 mile until it turns into Mt. Joy Rd. Drive 1 mile to property. **TRACT 5:** From Fayette, turn onto 171 South. Drive 10 1/10 miles. Turn left onto CR-12. Drive 2 miles to property on left. **AUCTION SITE:** From Fayette, turn right onto US 43. Drive 4/10 mile. Turn left onto 4th St. NE. Drive 1/10 mile. Turn right onto Temple Ave. Drive to 2631 North Temple Ave. on right.

TERMS: 10% down with \$10,000 per tract being in personal check, business check or certified funds. Closing in 30 days.

AUCTION SITE: The auction will take place at Bevill State Community College Auditorium, 2631 North Temple Ave., Fayette, AL.

PRE-SALE INSPECTION: Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. February 13-14, February 20-21, and February 26-27. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines.

Call 1-800-649-8720. **FOR MORE INFORMATION:** Call 1-800-649-8720 or (256) 547-3434. Beginning February 13, call on site, (256) 504-6858; fax (256) 504-5201.