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#610

AUCTION

TUSCALOOSA, ALABAMA 2,500± ACRES

THURSDAY, JULY 29

REGISTRATION: 11 AM • AUCTION: 1 PM

Many things have changed since 1852 when the historic Maxwell Plantation was established along the banks of the Black Warrior River only eight miles from downtown Tuscaloosa, Alabama. Numerous things remain the same however, including income-producing possibilities and opportunities for endless recreational pursuits.

Once a thriving cotton plantation, the 2,500±-acre spread is now a successful cattle operation with tremendous timber resources. Surrounded by some eight miles of high game fencing, this sportsman's paradise has approximately four miles of frontage on the Warrior River plus more than eight miles of clear, flowing creeks and two lakes stocked with trophy bass, bream and crappie. A world-class hunting preserve, the estate is teeming with whitetail deer, turkey and ducks. Other attributes include 235± acres of irrigated pastures, 44± acres of managed wildlife openings with shooting houses and 20± miles of interior roads.

The heart of this spectacular, one-of-a-kind property is Honeysuckle Hill, a 13±-acre estate dominated by a magnificent sprawling mansion. Designed to accommodate large gatherings of family and friends, the rambling six-bedroom home has five and a half baths, family room, game room, enclosed patio, wrap-around porches and swimming pool. Maxwell Plantation is complete with a riverfront lodge and several guest homes — all with impeccable grounds.

There are boathouses, piers, a 3,000±-foot grass airstrip, hangar, stables, plantation headquarters and a number of barns and out-buildings on the property, which is only minutes from the University of Alabama and Bryant-Denney Stadium.

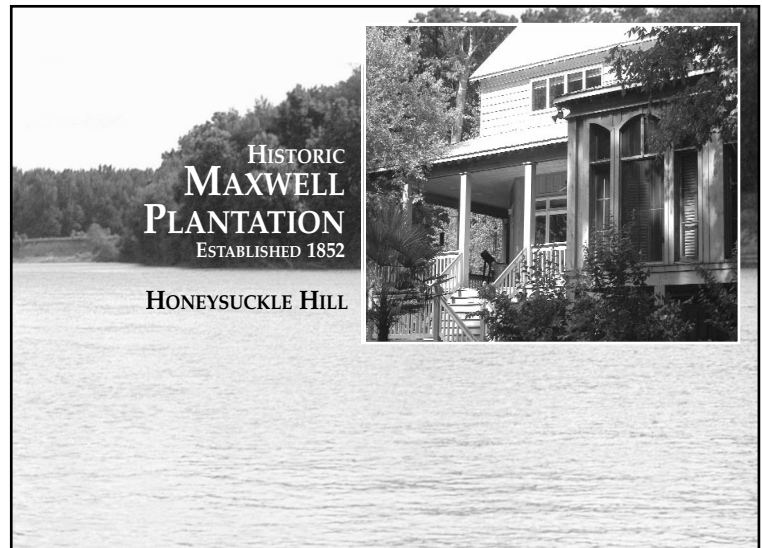
HIGHLIGHTS

2,500± ACRES OFFERED IN TRACTS & AS A WHOLE

MAGNIFICENT MANSION ON 13± ACRES

KNOWN AS HONEYSUCKLE HILL

- Family Room • 6 Bedrooms, Including Master Suite with Adjoining Deck, Hot Tub & Boutique-Style Closet • 5.5 Baths • Kitchen with State-of-the-Art Appliances, Concrete Countertops, Hammered-Tin Backsplash & Custom Cabinets • Game Room with Wet Bar
- Gazebo, Enclosed Patio, Open Balcony, Screened Porch & Wrap-Around Decks • Swimming Pool • Sauna • Stable
- Shed • 4-Car Garage • Hardwood Floors • High Beamed Ceilings
- 3 Fireplaces



SPACIOUS RIVERFRONT LODGE

5 Bedrooms, Including Master Suite with Drop-Down Projector Screen • 5.5 Baths • Open Ceilings with Antique Trusses from Original Plantation Building • Large Riverfront Screened Porch with Built-in Smoker & Outside Kitchen • Underground Open Garage

OTHER FEATURES

- 4± Miles Frontage on Black Warrior River • 8.5± Miles of Creek Frontage • 2 Lakes Stocked with Trophy Bass, Bream & Crappie
- Boat Houses & Piers • Impeccably Groomed Grounds • Whitetail Deer, Turkey, Ducks & Other Wildlife • 235± Acres of Cow & Horse Pastures with Pivot Irrigation • 44± Acres in 18 Managed Wildlife Openings with Shooting Houses • Horse Barn with Living Quarters
- Manager's Duplex Home • Plantation Headquarters • Grass Airstrip with Hangar • Barns, Shop, Equipment Shed & Other Outbuildings • Income-Producing Cattle Operation • Timber Resources, Including Mature Hardwoods & Pines • Concrete Bridges Over Creeks • 8± Miles of High Game Fence Around Perimeter
- 20± Miles of Interior Roads • Electronic Gated Entrance

4± MILES FRONTING ON WARRIOR RIVER

OFFERED IN TRACTS & AS A WHOLE

DIRECTIONS

FROM I-59/20 exit off 71A toward Moundville, drive 6 6/10 miles. Turn right onto Maxwell Loop Rd. (mile marker 137 on Hwy. 69). Drive to deadend of Maxwell Loop Rd., which is the entrance to property.

TERMS: 13±-ACRE TRACT WITH MANSION — 10% down with \$25,000 being in certified funds; **RIVERFRONT LODGE TRACT** — 10% down with \$15,000 being in certified funds; **REMAINING TRACTS** — 10% down with \$10,000 per tract being in certified funds; **ENTIRETY** — 10% down with \$50,000 in certified funds. Closing in 30 days. **AUCTION SITE:** The auction will take place at the property — Maxwell Loop Road.

PRE-SALE INSPECTION: Property is available for viewing daily by appointment from 10 a.m. to 6 p.m. beginning July 15.

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 July 15, call on site, (256) 504-5201 and (256) 504-6858.