

ABSOLUTE/RESERVE AUCTION

Lay Lake

9 Timber Trail

Sylacauga, Talladega County, Alabama 35151

Auction: Saturday, June 6, 2009 at 11:00 AM Central Time

Registration begins at 9:00 AM Central Time

OVERVIEW:

The Fish Are Always Biting At Lay Lake, Where Fertile Waters Are Home To The Bassmaster Classic And Numerous Other Fishing Tournaments. Located Near Birmingham, Alabama, The 12,000+/- Acre lake Is Teeming With Spotted And Largemouth Bass, Bream And Crappie.

TO BE AUCTIONED ABSOLUTE: Twenty (20) Waterfront Lots Being Offered At Absolute Auction With Seventy-Nine (79) To Choose From, Three (3) Waterfront Homes, One (1) Being Offered at Absolute Auction, Regardless Of Price.

LOTS:

**The Cove Lots: Lot 2 .63+/- Acres
Lot 3 .66+/- Acres
Lot 4 .70 +/- Acres
Lot 6 1.17+/- Acres
Lot 7 .86+/- Acres
Lot 8 .85 +/- Acres
Lot 9 .70+/- Acres
Lot 10 .58+/- Acres
Lot 11 .64+/- Acres
Lot 12 .63 +/- Acres
Lot 13 .73+/- Acres
Lot 14 .63+/- Acres
Lot 15 .50+/- Acres
Lot 16 .48+/- Acres
Lot 17 .70+/- Acres
Lot 20 .50+/- Acres
Lot 21 .45+/- Acres
Lot 22 .46+/- Acres
Lot 23 .55+/- Acres
Lot 24 .53+/- Acres
Lot 25 .55+/- Acres**

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Lot 26 .55+/- Acres
Lot 27 .45+/- Acres
Lot 28 .45+/- Acres

Waters Edge: Lot 1 1.47+/- Acres
Lot 6 .46+/- Acres
Lot 7 .45+/- Acres
Lot 8 .83+/- Acres
Lot 9 .94+/- Acres
Lot 10 .89+/- Acres
Lot 11 .49+/- Acres
Lot 12 .48+/- Acres
Lot 24 1.46+/- Acres
Lot 25 .77+/- Acres
Lot 48 1.12+/- Acres
Lot 49 1.37 +/- Acres
Lot 50 1.81 +/- Acres
Lot 58 1.11+/- Acres
Lot 59 1.00+/- Acres
Lot 60 1.68+/- Acres
Lot 61 1.74+/- Acres
Lot 62 1.56+/- Acres
Lot 63 .86+/- Acres
Lot 64 .83+/- Acres
Lot 65 .64 +/- Acres
Lot 70 .52+/- Acres
Lot 71 .62+/- Acres
Lot 72 .62+/- Acres
Lot 74 1.09+/- Acres
Lot 75 .87+/- Acres
Lot 76 1.73+/- Acres
Lot 77 1.30+/- Acres
Lot 78 1.03+/- Acres
Lot 79 .74+/- Acres
Lot 89 1.03+/- Acres
Lot 90 1.38+/- Acres
Lot 91 .78+/- Acres
Lot 92 1.69+/- Acres
Lot 94 1.25 +/- Acres
Lot 95 1.09+/- Acres
Lot 96 .86+/- Acres
Lot 97 .92+/- Acres
Lot 99 .56+/- Acres
Lot 100 2.02+/- Acres
Lot 101 1.95+/- Acres
Lot 102 1.91+/- Acres
Lot 103 1.83+/- Acres
Lot 107 1.81+/- Acres
Lot 108 1.87+/- Acres

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Lot 109 2.53+/- Acres
Lot 110 2.19+/- Acres
Lot 111 2.01+/- Acres
Lot 112 2.06+/- Acres
Lot 113 1.90+/- Acres
Lot 114 1.99+/- Acres
Lot 115 1.54+/- Acres
Lot 116 1.79+/- Acres
Lot 117 2.50+/- Acres
Lot 118 1.89 +/- Acres

ZONING: Residential

UTILITIES: Power, Water, Gas, And AT & T Wireless Internet

HIGHLIGHTS: Paved Roads, Community Boat Ramp, Abundant Wildlife

PUBLIC AIRPORT: Merkel Field Sylacauga Municipal Airport

SCHOOLS: BB Comer Memorial Elementary School
Pinecrest Elementary School
Nichols-Lawson Middle School
Sycamore School
Knollwood Christian School
Sylacauga High School
BB Comer Memorial High School
Fayetteville High School

Waterfront Home
1502 General Jackson Memorial Dr.
Sylacauga, Alabama 35151

ACREAGE: Approximately .95 +/- Acres
Approximately 134 +/- Ft. Water Frontage

AGE: Built In 2008

ROOF: Metal

SIDING: Hardiplank With Brick Foundation

HEAT/AC: Electric Heat Pump

LANDSCAPING: Wooded With Beautiful Water View

OVERVIEW: **Three (3) Bedroom, Two and One-Half (2.5) Bath Home With Two (2) Car Garage, View Of Main Channel From The Kitchen, Greatroom, Two (2) Porches, And Bedrooms Which Features Hardwood And Tile Flooring, Custom Cabinetry, Deep Molding, Observation/Study**

**Waterfront Home
129 Cyprus Circle
Sylacauga, Alabama 35151**

ACREAGE: **Approximately .71 +/- Acres
Approximately 140+/- Ft. Water Frontage**

AGE: **Built In 2008**

ROOF: **Metal**

SIDING: **Hardiplank**

HEAT/AC: **Heat Pump**

LANDSCAPING: **Wooded**

OVERVIEW: **Four (4) Bedroom, Three and One-Half (3.5) Bath Home With Open Floor Plan, Waterside Deck, Two (2) Story Greatroom With Corner Fireplace, Hardwood Floors, Walls Of Windows, Kitchen Features Upgraded Appliances, Granite Countertops, Hardwood Floors, And Pantry, Master Suite Features Waterside Porch Access, hardwood Floors, Master Bath With Separate Tub And tiled Shower, Granite Countertops, and Tiled Floor, Full Basement And Waterside Patio**

**Waterfront Home
9 Timber Trail
Sylacauga, Alabama 35151**

ACREAGE: **Approximately .68 +/- Acres
Approximately 120 +/- Ft. Water Frontage**

AGE: **Built In 2008**

ROOF: **Metal**

SIDING: **Hardiplank And Stone**

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HEAT/AC: Heat Pump

LANDSCAPING: Wooded With View Of Lake

OVERVIEW: Three (3) Bedroom, Two (2) Bath Home With Wide-Planked Southern Pine Floors, Natural Slate Flooring in Entry Room, Exposed Beams, Granite Countertops, Two Story Stacked Rock Fireplace, Master Suite With Porch Access, Large Loft That Overlooks Great Room

TO BE AUCTIONED RESERVE: One (1) Water Front Home And 34+/- Acres With 3,600+/- Ft. Of Prime Water Frontage Located Directly Across From The Cove.

**Waterfront Home
353 General Jackson Memorial Dr.
Sylacauga, Alabama 35151**

ACREAGE: Approximately 1.14+/- Acres
Approximately 249+/- Sq. Ft. Water Frontage

AGE: Built In 2004

ROOF: Metal

SIDING: Hardi-Board

HEAT/AC: Three (3) Heatpumps

LANDSCAPING: Landscaped And Fenced

OVERVIEW: Seven (7) Bedroom, Seven (7) Bath Home With A Guest Suite That Features 10' Ceilings Of 6 Inch Tongue And Groove Pine, Two (2) Stacked-Rock Fireplaces, Hand Stained Southern Pine Floors, Custom Crafted Built-In Bookcases, Granite Countertops, Plantation Shutters, Two (2) Car Drive-Under Garage, Four (4) Car Detached Garage With Full Bath, Lake Fed Sprinkler System, Laundry Facilities On All Three Levels, Elevator, Large Fiberglass in-ground pool, Hot Tub, Covered Pool-Side Patio With Outdoor Kitchen, And Boathouse. Main Home Has Open Floor Plan With Five (5) Bedrooms And Four (4) Full Baths, Custom Kitchen With Commercial-Grade SS

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GE Appliances, Kraft Maid Cabinets With Island Topped By Custom Walnut Counter, Dining Room With Butler's Pantry, Upper Level Balcony, Private Gym, Master Suite With Porch Access, Spa-Like Master Bath. Ground Level Guest Home Features Waterside Porch, Full Kitchen, Large Family Room With Stone-Stacked Fireplace, Two (2) Over-Sized Bedrooms and Two (2) Full Baths,

GENERAL INFORMATION

BIDDER DEPOSIT:

The Cove Lots: \$2,500.00 per lot being in personal check, business check or certified funds.

Waters Edge Lots: \$3,000.00 per lot being in personal check, business check or certified funds.

Home: \$5,000.00 being in personal check, business check or certified funds.

34+/- Acres: 10% down with \$7,500.00 being in personal check, business check or certified funds.

TERMS:

10% down on auction day with balance due at closing in 30 days.

OWNER FINANCING:

Call for details.

BROKER PARTICIPATION:

Broker participation welcome subject to certain guidelines. Call 1-888-465-1568.

PRE-SALE INSPECTION:

The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. beginning May 22nd. To schedule an appointment prior to this date, please call (888) 465-1568. Beginning May 22nd, you may call the site directly at (256) 208-0382 or (256) 207-2437; fax (256) 249-4233.

FOR MORE INFORMATION:

Visit our Web site at www.nationalauctiongroup.com or call (888) 465-1568 or (256) 547-3434.

DIRECTIONS:

From Birmingham, take I-459 to Hwy 280 and drive approximately 28 4/10 miles and turn right onto Childersburg-Fayetteville Hwy. Drive approximately 2 8/10 miles and turn right onto Russell Chapel Rd. Drive approximately 2 8/10 miles to stop sign. At stop sign turn left onto Cedar Creek Rd. Drive approximately 8/10 mile and turn right onto General Jackson Memorial Dr. Drive approximately 1/12 mile and turn left onto Mallard Dr. Auction site is located on right- 9 Timber Trail, Sylacauga, Alabama.

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