

AUCTION

OCTOBER 18TH AT 10:00AM

**TROY
ELMORE**
REALTY AND AUCTION



www.TroyElmoreRealtyandAuction.com

2 Bedroom, 2 Bath House and Lot

12430 Lakeview St., Athens, AL 35611

Great Location!

Nice 2 bedroom, 2 bath home featuring hardwood floors, formal dining room, shaded back deck, circular concrete driveway, and 3 detached outbuildings! Watch for signs!

Call Troy Elmore
256-777-3710

auctionzip.com #29747



Terms of sale: 10% non-refundable earnest money required day of sale, balance due on or before 30 days at close. A 10% Buyers Premium will be added to the final bid to determine ultimate final sales price. Taxes will be prorated. Possession given with deed. As

in all auctions this property is being offered in "as is, where is" condition. The Auction Company or sellers make no warranty, either implied or expressed as to property condition or size. Buyer purchases property based solely on their own inspection and estimation

of value. In all instances the Auctioneer is acting as agent for the seller. Announcements made day of sale take precedence over all printed materials. Special Note: Homes built prior to 1978 are subject to have lead base paint. In accordance to federal

law, any potential buyers will be allowed to have the home inspected 10 days prior to the sale date at their expense. Auctioneers: Troy Elmore ALS# 5137, Steve Sandlin ALS# 5064, Robert Blackford ALS# 1804, Hollis Hogan ALS# 47.