

Evesham Farm



AUCTION INFORMATION:

Sale Date and Location: Thursday, October 6th at 10:00am, registration begins at 9:00am. The property will be sold from the premises at 4056 Fry Gap Rd, Guntersville, AL 35976.

Registration Fee: A \$10,000 certified or cashier's check will be required to bid at the auction.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser on real estate and furnishings.

Property Inspection: An auction representative will be onsite September 24th & 25th and October 1st, 2nd and 5th from 11:00am – 4:00pm or by appointment.

Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: From intersection of Hwy 278 & Hwy 231, take Hwy 231 North 2.7 miles, then turn right onto CR-25 North and go 7.5 miles and turn left onto Fry Gap Road. Go 2.1 miles to property on left.



P. O. Box 798, Gadsden, AL 35902

800-476-3939

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Dewey Jacobs, AL #5060 • Scott Barnes, AL #1932
J. Hathorn, AL #2444 • Mitch Kessler, AL# 2802

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Auction

4056 Fry Gap Rd, Guntersville, AL

Thursday, October 6th @ 10:00am

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Premier Home & Equestrian Facility on 40± Acres

Selling to the Highest Bidder at or above \$650k

Last Ask Price \$1.1

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Premier Home

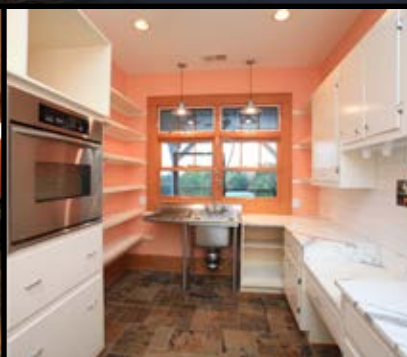
• 6800± SF - 3 Bedrooms/3.5 Bathrooms • Large Entrance Foyer • Master Suite • In-Floor Heating • Steam Shower – His & Her Vanities – Walk-In Closet
• Office with Built-In Cabinets • Spacious Kitchen with Huge Island • Thermador Gas Range • Secondary Kitchen/Butler's Pantry • Surround Sound Throughout
• Large Den & Oversized Living Room with Fireplace • Vaulted & Beamed Living Room Ceiling • 3 Car Garage with Upstairs Offices • Wrap Around Porches • Hot Tub
• Outdoor Patio with Fireplace • Formerly Used as a Bed & Breakfast • Downstairs: Full Kitchen with Bar, Large Rec Room with Fireplace, 1 Bedroom/1.5 Bath, Two Large Storage Rooms (Could be Divided for "In-Law" Suite), Cedar Lined Closet and Work Room



Just Minutes to Public Boat Launch on Browns Creek



Two Stocked Ponds with Bass & Catfish



Equestrian Facility

• 8 Stall Barn • 60' Covered Round Pen • Outdoor Lighted Area for Arena • Fenced & Crossed Fenced • Covered Equipment Shed
• 2 Metal Sheds • Hay Barn • LQ Trailer/5th Wheel Hook-up with Dump Station • Electrical Hook-ups for Visitors with LQ Trailers or Campers

