



AUCTION INFORMATION:

Sale Date and Location: Thursday, September 22nd at 11:00am, registration begins at 10:00am. The property will be sold from the premises at 1364 Heritage Rd, Oneonta, AL 35121.

Registration Fee: ONSITE - A \$20,000 certified or cashier's check will be required on the golf course and on the clubhouse in order to bid at the auction. **ONLINE** - A \$50,000 registration fee will be required for the golf course and club house offering and a \$25,000 registration fee on the development property and on the homesites. All online registration fees are due a minimum of 24 hours prior to the auction to bid.

Terms of Sale: Onsite buyers will deposit 10% down on auction day with the balance due at closing. Online buyers will deposit 10% down with all executed documents due by end of the next business day. Closing will take place within 30 days. Information and guidelines are available on our website.

Offering: ONSITE – The golf course and clubhouse will be offered individually and as an entirety. The development property will be offered as an entirety and the 13 homesites will be offered individually or as an entirety. **ONLINE** – The golf course and clubhouse will be offered as an entirety. The development property will be offered as an entirety and the 13 homesites will also be offered as an entirety.

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.

Property Inspection: An auction representative will be onsite September 7th, 8th, 14th, 15th and 21st from 11:00am – 4:00pm or by appointment.

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

Directions: In Oneonta at Hwy 231 and Hwy 75, take Hwy 75 north (2nd Ave East) for 3.3 miles, turn left on Mountain Springs Road and go .6 miles, turn left on Heritage Road and go .2 miles, turn right on Heritage Road for .1 mile, turn right on Heritage Road and follow to Clubhouse.



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

Thursday, September 22nd at 11:00am

1364 Heritage Road, Oneonta, Alabama

Heritage Golf Course & Twin Oaks Club House

Selling to the Highest Bidder At or Above \$990,000

Also selling at ABSOLUTE AUCTION
13 Residential Homesites & Development Property

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The Heritage Golf Course

“Best Green’s in the South”

Heritage’s 18-hole course is nestled in the beautiful foothills of the Appalachian Mountains creating a splendid visual experience. Its diverse course design features sculptured fairways, dramatic rock formations and impeccable Champion Bermuda greens. It has several lakes and creeks meandering through the course which adds to the challenge and beauty. A one-of-a-kind layout makes it a unique and efficient round with six of 18 holes coming back to the clubhouse. Heritage is a well-groomed and fair course that enables everyone to experience a positive and enjoyable round of golf.

- 18 holes- Par 71-6388 yards
- Play is open to the public and memberships
- Concrete Cart Paths
- Driving Range with restored barn
- 1800± Sq. Ft. Metal Maintenance Building
- 3560+/- Sq. Ft. Metal Golf Cart Building

Twin Oaks at Heritage Club House

“The Crown Jewel of Oneonta”

Twin Oaks, which was built in 2000 and named for the giant Oaks in front and back, is a beautiful three-story Clubhouse with lots of room throughout. Twin Oaks at Heritage has had the honor and pleasure of hosting numerous government leaders, including governors, senators, and hundreds of academics, members and guests. The grand hall with vaulted ceilings, skylights and wraparound porches, make Twin Oaks a choice location for hosting any size function. The main dining seats over 200 for formal dining or 400 for receptions with wrap around porches. There are also rooms to accommodate smaller groups. An elevator is available to all three levels. There is more than ample parking and a tennis court next to the approximately 12,000’ clubhouse.

Development Property

Development Property

Residential Homesites
SELLING ABSOLUTE

Also offered in this exciting event is 13 level to sloping residential homesites with frontage and views of the golf course and a development acreage parcel that will all be sold at ABSOLUTE AUCTION.

Residential Homesites
SELLING ABSOLUTE



- The Clubhouse**
- Level One Features:**
- Pro Shop
 - Men’s and Women’s Locker Rooms
 - Snack Bar with Kitchen
 - 2 Large Games Rooms, 1 with Bar
 - Golf Cart Storage/Charging Area
 - Outdoor Patio and Dining Area
- Level Two Features:**
- Grand Hall with Vaulted Ceilings and Skylights
 - Wraparound Porches
 - Commercial kitchen
 - Men’s and Ladies Restrooms
 - Foyer with an Ornate Wrought Iron Staircase
- Level Three Features:**
- 3 Offices
 - Restroom
 - Large Conference Room/Bridal Area
 - Multiple Storage Areas