

AUCTION INFORMATION:

Sale Date and Location: Thursday, July 27th at 11:00 am (ET), registration begins at 9:30 am. The property will be sold from the premises at 979 Buckingham Circle NW, Atlanta, GA.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days. A \$25,000 certified/cashier's check will be required to bid on the property.

Property Information: Additional information is available on our website at www.TargetAuction.com.

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.

Open House Events: An auction representative will be onsite July 15th, 16th, 22nd, 23rd and 26th from 11:00 am – 4:00 pm (ET) or by appointment.

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

"The land value alone is greater than the minimum bid."
-Glenn Beacham, Beacham & Company, REALTORS®



P.O. Box 798, Gadsden, AL 35902

800-476-3939

www.TargetAuction.com



Dewey Jacobs, GAI 9359070

AUCTION

Thursday, July 27th at 11:00 am



#17-66 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property (if applicable) and real property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale; property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may reserve the right to deny admittance or to remove anyone at the auction that may disrupt this sale in any way. All disbursements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller fails to honor any bid or refuses to close or cannot close title in accordance with the winning bid(s) or any sales contract, or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of higher specifications. Agency Disclosure: Target Auction & Land Company, Inc. and its agents represent the seller only. Target Auction & Land Company, Inc. is the selling agent only.

Selling to the highest bidder at or above \$2.5 million
(Current asking price \$3,850,000)

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Buckhead
979 Buckingham Circle NW Atlanta, GA

9.3± ACRE
ESTATE

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AUCTION



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In Association with



BEACHAM
& COMPANY,
REALTORS®

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This 9.3± acre grand estate in Atlanta's exclusive Buckhead community is an exceptional find in this area. A former "Show House", the home is well-appointed and ideal for family life as well as entertaining. With the minimum bid below the land value alone, this stunning property offers the opportunity to build your own dream estate or to make this your own personal gem.



Open House Events:

July 15th, 16th, 22nd, 23rd and 26th from 11:00 am – 4:00 pm (ET)



Selling to the highest bidder at or above \$2.5 million
(Current asking price \$3,850,000)

- Minimum Bid is Lower than Land Value
- Rare Opportunity for the Savvy Buyer
- Beautiful 9.3± Acre Gated Estate in the Heart of Buckhead
- Incredible Expanse of Private Vistas from House, Pool, Terrace and Backyard
- Wonderful Natural Light, High Ceilings, Quality Materials and Craftsmanship
- In-law Suite
- Ideal Setting for Horses
- Pool Pavilion has Kitchen, His/Her Baths and Bar
- Terrace Level with Theatre, Wine Cellar, Bar, Exercise Room and Ballroom
- Former Atlanta Symphony Orchestra Decorator Show House
- Lighted Tennis Court
- Fountain within Cobble Stone Drive
- 2 Bedroom Apartment Over 4-Car Garage
- Nancy Creek Frontage