

Auction

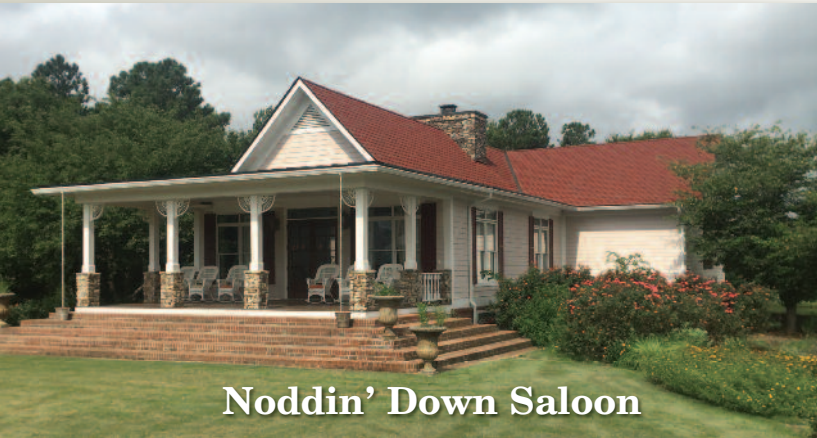
603 Pea Ridge Road SW
Eatonton, GA 31021
Putnam County

Property of the Estate of Diane Smith McIver
and Claud L. "Tex" McIver, III

THE RANCH

85± Acres of Lush Pasture & Mature Timber
4572± Sq. Ft. Victorian (3) Bedroom Home
Noddin' Down Saloon Entertainment Venue

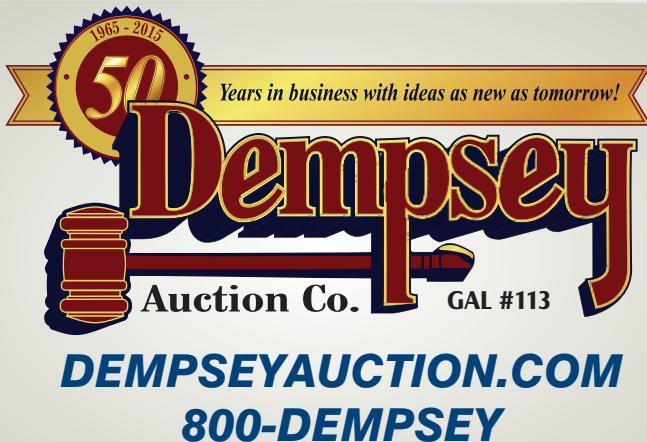
Saturday, August 4th | 11:00 AM EDT



Noddin' Down Saloon

- **Noddin' Down Saloon**, 3400± Sq. Ft. Onsite **Entertainment Venue** featuring a **Saloon/Living Quarters/Barn**
- Exercise Room/Wine Cellar
- Pasture, (2) Lakes, Equipment Barn, Riding Pen, Walker Pen, Shooting Range

Personal Property Auction will begin at 11:00 am
hosted by Ahlers & Ogletree Auction Gallery
Visit aandoauctions.com or call 404.869.2478
Real Estate Auction will begin at 12:00 High Noon
hosted by Dempsey Auction Co.





603 Pea Ridge Road SE:

This 2 story, exquisite executive home is one of a kind boasting a family den complete with massive brick fireplace and hearth, custom mantle and custom cabinets, entertainment center and bookshelves; the dream kitchen is outfitted with abundant granite counter space, custom cabinets, Viking cooktop, Sub-Zero refrigerator, Thermador double ovens and warming drawer, (2) wine coolers, custom built island and pantry; formal living room with crystal chandelier, study with plantation shutters; formal dining room with crystal chandelier; full bath and utility room with sink and custom cabinets.

Upstairs features the master suite with sitting area; master bath with double marble vanity and beveled mirrors, Ultra jetted tub, shower, and walk-in in closet. Adjacent to the master bath is a bedroom currently being utilized as a closet with custom closet system; an additional bedroom and full bath complete the upstairs.

Notable features include: Wraparound front porch with ceiling fans; Screen porch overlooking the pool area and courtyard; massive crown & base molding; custom window treatments, elegant fixtures and custom wall coverings all of which adorn the home.

2-Story Garage and Media Room:

This spacious, 2 car garage equipped with automatic doors doubles with the upstairs featuring a finished living area currently being used as a media room complete with Sony Projector and screen, full kitchen, full tile bath, large closet and attic storage.

Outdoor Features:

- Gunite/Pebble-Tec salt water pool, complete with shelf, diving board, (2) adjoining hot tubs and Flagstone Pool Deck
- Masonry/Rock Double-Sided Fireplace
- Outdoor Kitchen with Refrigerator, Egg Nest, Grill Area and Ample Storage all under Roof

The Grounds:

This Victorian Style home is nestled on finely manicured grounds (approximately 5 acres) overlooking the main lake. The property features mature Georgia pines, massive oaks and a manicured yard. Other attributes include accent lighting for the home, improvements and landscaping; flagstone paths; concrete, circular driveway; board fencing with stacked stone columns; and exquisite rock & stone work all in a Southern Setting.

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THE RANCH

Noddin' Down Saloon:

This 1 of a kind entertainment Venue features:

- Authentic Saloon including stacked rock fireplace and hearth, full bar and bar space, exposed beams, hardwood flooring and tongue and groove ceiling.
- Master Suite with deck overlooking the Back 40 and Master Bath with Mini-Kitchen
- Wine Cellar with exposed beams, stacked stone, cedar wine racks, tasting table, sink area and dual thermostats.
- Workout room complete with mirrors and mounted Ballet Bar
- Full Equestrian Barn showcasing (2) Stalls with Runouts, Tack Room, Feed Room, Workshop, Utility/Wash Room, (2) Hay Lofts, ½ bath

Amenities of this 85± Acre Gentleman's Farm

- Fenced and Cross-Fenced, including a 4-board, split-rail fence along Pea Ridge Rd.
- Large Stocked Lake with Dock and Fountain and additional Stock Pond
- Riding Ring and Walker Pen
- Equipment Barn
- Shooting Range
- Lush Pasture and Mature Timber (40/60)
- Massive Entrance with Brick Columns and Automatic Wrought Iron Gate

Open House: Sunday, July 29th and Monday, July 30th from 12:00 pm-4:00 pm; Friday, August 3rd from 6-8 pm; or by appointment. Contact our office for your appointment.

Terms on Real Estate: 10% Buyer's Premium to be charged on the final bid on the real estate. 10% down with \$50,000 to be in certified funds due on sale day, and the balance due on or before 30 days from sale date. All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed, 2018. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead-based paint hazards. Property lines are approximate.

Co-Brokerage: Dempsey Auction Company will pay a 2% referral fee to any broker/agent who properly registers a successful purchaser. Contact our office for precise details.



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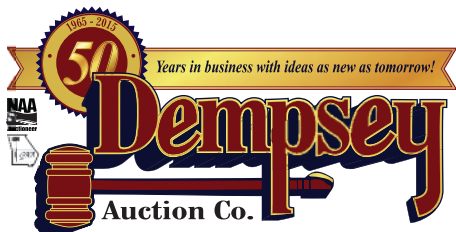
- 85± Acres of Lush Pasture & Mature Timber
- 4572± Sq. Ft. Victorian (3) Bedroom Home with Gunite/Pebble-Tec Salt Water Pool
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GAL #113 — GA REL H-4921
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Office 706-291-0746 • Fax 706-291-2984

A Lifetime Collection of Personal Property:

The Personal Property sale will be hosted by
Ahlers & Ogletree Auction Gallery
Visit aandoauctions.com or call 404.869.2478
Robert Ahlers GAL #2922



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