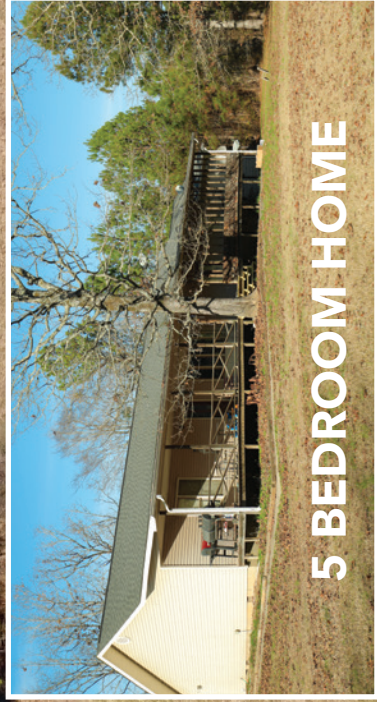


100± Acres & 5 Bedroom Home | 3 Operational Chicken Houses
100± Acres to be Offered In Tracts, Combinations of Tracts and as a Whole
204 George Road SW | Cave Spring, Georgia
ALSO SELLING ALL EQUIPMENT!

ABSOLUTE AUCTION

Saturday, December 17, 10 AM



5 BEDROOM HOME



American Auctioneers®

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100± ACRES & HOME
2,900± Sq. Ft., 5 Bedroom, 3 Bath Home
Outbuildings, Barns, Stocked Bass Lake, Springs



All Utilities – Electricity by Georgia Power Company, Water by Cave Spring Water
Open House: December 16, 1-6 or by appointment.

EQUIPMENT



PARTIAL EQUIPMENT LIST

- KIOTI NX 5510 4X4 FARM TRACTOR W/KIOTI KL 6010 FRONT END LOADER
- RHINO 6' ROTARY MOWER
- BOBCAT S300 TURBO SKID STEER
- 1995 FORD F SERIES SINGLE AXLE SPREADER TRUCK W/16' CHANDLER BED
- 2004 DODGE RAM 1500 W/5.7L HEMI
- 2016 BAGGETS TANDEM AXLE DUMP TRAILER W/16' ELECDUMP
- 3PTH 2 DISC PLOW
- 3PTH BOOM POLE
- 3PTH HAY SPEAR
- 78" QUICK ATTACH GP BKT

- QUICK ATTACH HAY SPEAR
- QUICK ATTACH PALLET FORKS
- 3PTH SCRAPE BLADE
- 67" 3PTH BOX BLADE
- 72" QUICK ATTACH BKT W/TEETH
- 72" QUICK ATTACH BKT
- 66" QUICK ATTACH BKT W/TEETH
- PULL TYPE SPRAYER W/PTO
- LEWIS POULTRY KEEPER
- 3PTH AUGER
- 3PTH WELL MACHINE
- 3PTH SPRAYER
- 3PTH RECEIVER HITCH
- 3PTH RECEIVER HITCH

EVERYTHING SELLS TO THE LAST BIDDER, NO MINIMUMS OR RESERVES!

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100± Acres & 5 Bedroom Home

3 Operational Chicken Houses

204 George Road SW

Cave Spring, GA

Selling All Equipment!

1033 West Main, Centre, AL 35960
866-789-5169 american-auctioneers.com

Open House: December 16, 1-6 or by appointment.



Keith Baldwin, CAI: AL 1416, ALRE 64960
GAL AUNR2860, GARE 247207



3 OPERATIONAL CHICKEN HOUSES

40' X 500', UPDATED IN 2019, BACK UP POWERED BY DEUTZ 4 CYLINDER DIESEL GENERATOR,
7 TO 8 FLOCKS PER YEAR WITH ANNUAL GROSS INCOME OF APPROXIMATELY \$168,000



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Terms: 10% Buyers Premium, 10% down day of auction with balance due at closing. All information provided by the seller. It is believed to be correct but not guaranteed by auction company — prospective bidders should rely upon their own inspection. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Property is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. Broker participation welcome. **American Auctioneers, LLC, Auctioneer/ Broker,** is acting exclusively as agents for the seller. All announcements from auction stand take precedence over all verbal and printed material.