

ABSOLUTE AUCTION

Ann P. Johnson Estate

Saturday, April 6, 10 AM CDT

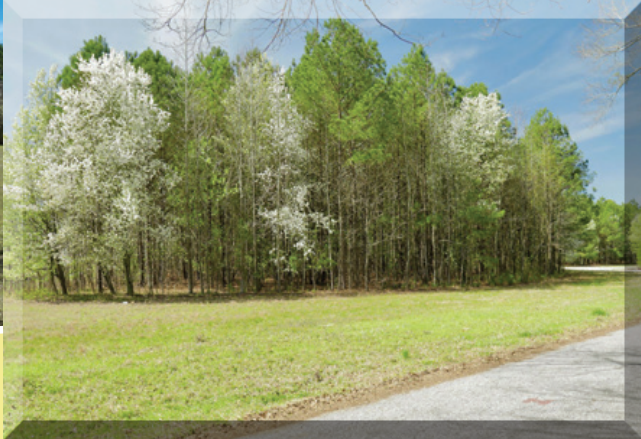
90± Acres

County Roads 212 and 513, Centre, AL

Also selling from
the 90± Acres:
**3 Lots within
Centre, AL
City Limits**
belonging to
the family.
See website for details.

Free BBQ and Live Entertainment
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- This Property will sell at Absolute Auction to the last Bidder on April 6.
- No Minimums or Reserves.
- Offered In Tracts, Combinations of Tracts or as a Whole.
- The Property is Divided into Roughly 60 Building Lots
- Tracts Ranging from 1/2± Acres up to 6± Acres.
- Each Lot Has Undivided Interest of a Common Lot on Weiss Lake and Has Over 1 1/2 Mile Frontage on Paved County Roads.
- Soil Work Has Been Performed on All the Lots and Recorded with the Health Department.





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BOUNDARY SURVEY FOR
ANN P. JOHNSON IRREVOCABLE TRUST
NOWAK LAND SURVEYING, LLC
12030 AL HWY. 9 S. CENTRE, AL 35960
PHONE: (256) 927-8458
EMAIL: nowaklandsurveying@gmail.com

DATE SIGNED: _____ REVISION #: _____
FILE #: AI-001-1-24 PRELIM SCALE: 1" = 120'

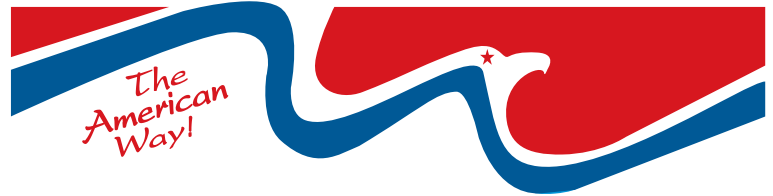
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Centre, AL**



1033 West Main, Centre, AL 35960

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Keith Baldwin, CAI: 256-312-5480

AL 1416, ALRE 64960, GAL AUNR2860, GARE 247207

Chipper Shell, AL AA3072

Ethan Jimmerson, AA 3083

Jill Vaughn, AA 3073



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. Property lines are approximate. Properties are 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.



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