

AUCTION

Cloudland, GA

Saturday, October 12th, 10 AM EDT

475± Acres in 3 Tracts

**100± Acres & Home
Cattle Farm/Hunting
Retreat**

Tracts ranging from 4± acres
to 20± acres

**50± Acre Cattle
Farm/Hunting Retreat**

Tracts ranging from 3± acres
to 5± acres

**325± Acre Cattle
Farm/Hunting Retreat**

Selling in one tract

American Auctioneers®



Auction to be Held at 136 Golf Course Road

ALL 3 PROPERTIES TO BE OFFERED IN TRACTS,
COMBINATIONS OF TRACTS OR AS A WHOLE

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Preview: Thursday, October 10th & Friday, October 11 from 1 - 5 pm



475± Acres

Excellent Hunting
Cattle Farm, Co

Centrally Located and
Atlanta, GA, Chattanooga

Auction to be Held at 136 Golf

PREVIEW: Thursday, October 10th and

100± Acres & Home Cattle Farm/Hunting Retreat

- Offered in tracts, combinations of tracts or as a whole
- Ample Frontage on Golf Course Road and County Road 103 on the Georgia/Alabama State Line
- 3 Ponds and excellent interior road system
- Abundant Wildlife
- Tracts ranging from 4± acres to 20± acres
- 90% Pasture, Fenced and Cross Fenced
- 136 Golf Course Road, Cloudland Georgia

This tract includes a 3 Bedroom, 2 Bath 2,300± sq. ft. Executive Brick Home, Hardwood Floors and Ceramic Tile Throughout, Corian Countertops, Cherry Cabinets, Central Heat and Air, 2 Fireplaces, Spacious Sunroom, Double Pane Windows, New Plumbing and Fixtures, Additional Insulation Added in Attic and Crawl Space, 2 Car Garage, Beautiful Landscaping, All Appliances Included, County Water, Cattle working Facilities, 2 Barns, Workshop, Fenced and cross Fenced and Orchard.



Selling in 3 Tracts

Hunting Property, Corporate Retreat

Just a Short Drive to
Atlanta, TN and Birmingham, AL

off of Course Road, Cloudland, GA

Friday, October 11 from 1:00 - 5:00 pm.



50± Acres Cattle Farm/ Hunting Retreat

- Offered in tracts, combinations of tracts or as a whole
- Frontage on County Road 103 & County Road 223 (Cloudland Drive)
- Fenced and Cross Fenced
- Excellent Interior Road System
- Abundant Wildlife
- Tracts ranging from 3± acres to 5± acres
- 100% Pasture, Fenced & Cross Fenced
- Cloudland, Georgia

325± Acres Cattle Farm/Hunting Retreat

- Selling in one tract
- Ample Frontage on Highway 157
- East Fork of Little River Running through property
- Spring Fed 4½± Acre Lake
- Fenced and Cross Fenced
- Excellent Interior Road System
- Abundant Wildlife
- Property is in a Conservation Easement
- Cloudland, Georgia

American Auctioneers®



1033 West Main, Centre, AL 35960

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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. 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. 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. 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. Additional photos, survey and other information available at american-auctioneers.com.