

**DICK CHITTAM**  
REALTY

112 W. Washington St.  
Athens, AL 35611  
JOHN STEWART AUCTION CO.

*"Let Us Plan An Auction For You"*



# AUCTION

Saturday, September 8th | 10:00 A.M.

**21560 Rochelle Road  
Athens, Alabama 35614**

Terms: 10% down day of sale on the Real Estate balance upon delivery of deed Within 30 days. A 10% buyers premium will be added to the bid to determine the Final sales price on the Real Estate & Personal Property. Prospective bidders may inspect/assess for any lead base paint hazards prior to auction day. Cash or Good Check the day of sale on Personal Property. Announcements made the day of sale take precedence over any printed material. Don't Miss This Great Auction!!! 2018

Directions: In Athens, Al. From Athens High School go North on Hwy. 31 Turn Left on Elm St., Turn Right on Elkton St. go 5 1/2 Miles Turn Left on Cagle Rd. Turn Right on Rochelle Rd. Property on Right. (Auction Signs)

DICK CHITTAM, Broker • JOHN STEWART, Broker/Auctioneer, S.L. #364—431-7504 • Phone: (256) 232-6666 • Toll Free: (800) 566-6605  
Email: johnstewart@pclnet.net • [www.johnstewartauctions.com](http://www.johnstewartauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) #9084 • [www.gotoauction.com](http://www.gotoauction.com) #3188

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# AUCTION

**SATURDAY | SEPTEMBER 8th | 10:00 A.M.**

**ESTATE OF ROGER KYER | LIVING ESTATE OF KAREN KYER**

**NICE BRICK/VINYL HOME & 6± AC.**

**OFFERED IN 2 TRACTS**

**21560 ROCHELLE ROAD • ATHENS, ALABAMA 35614**



**TRACT #1**

**REAL ESTATE SELLS @ 10:00 A.M.**

This Nice Home features 3 Bedrooms, 3 Baths, Large Living Room & Dining Room Combination, Den W/Fireplace & Built In Bookshelves, Display Cabinets, & Gas Logs, Kitchen W/Jenn Air Surface Unit, Oven, Dishwasher, Trash Compactor, Microwave Oven, Pantry & Breakfast Nook, Laundry Room, Office/Sewing Room, Central Heat & Air, Heated Double Car Garage W/Door Openers, Security System, Covered Patio, 20' x 40' In Ground Swimming Pool W/Steps & Slide, White Vinyl Fence Around Pool, Concrete Driveway, Treed Lot + More

Tract # 1 — Nice Brick/Vinyl Home, In Ground Swimming Pool, Pond & 3.16 +- Acres of Land, Road Frontage on Rochelle Road.



Tract # 2 — Nice 30' x 50' Block Garage W/Metal Roof, 2-10' Roll-Up Doors, 2 Walk Thru Metal Doors, Power, Concrete Floor, Tool Room & Office. 36' x 20 Detached Garage & Workshop W/ 2 Roll Up 8' Doors. Great Location To Build Your Dream Home on 2.9 +- Acres of Land with Road Frontage on Rochelle Road. Property will be offered in Tracts & as a whole.

*"Make This Nice Property Your Residence or Excellent Investment Property."*

VIEW ALL PICTURES ONLINE [www.johnstewartauctions.com](http://www.johnstewartauctions.com) / Upcoming Auctions

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REALTY

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To Preview Call Dick 256-874-0111 or  
John 256-431-7504 TODAY!

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**JOHN STEWART AUCTION CO. S.L. #364**

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