**Real Estate Auction!**

**Saturday, June 27th @ 10:00 AM**

**7281 Hwy 48, Russellville, Al.**

**Franklin County**

Brick 2 story home with 3 bedroom – 1 bath down stairs – 2 bedroom – 1 bath upstairs

Central Heat & Air – Shingle Roof – Barn & Shed – Pasture Land – Timber – Waterfall & Creek

**Directions**: From Highway 101 Elgin, Al. Travel South on 101 for 10 miles to Town Creek, Al. Take Highway 20 for 7 miles then go left on County Line Road (48) for 13 miles. Sale site will be on the right. Look for our **Holland signs!**

**Partial list of Personal Property:**

**Terms & Conditions: Real Estate: A non-refundable deposit of 15% will be required the day of the sale with closing within 30 days. The seller will furnish a deed and preliminary title search.**

**A 10% BUYERS PREMIUM will be added to the final bid price to determine the total contract price on the real estate. All other expenses, including closing cost will be charged to the purchaser(s).**

**Note\* The home was built prior to 1978. However, the seller can neither confirm or deny the presence of lead-based paint. Anyone interested in the home and have it inspected any**

**time prior to the auction at their expense.**

**Personal Property: Cash or Check with proper identification the day of the sale. All items sold “as is” with no warranties expressed or implied. Please make arrangements to remove all purchased items the same day as the sale.**

**Information contained herein believed to be correct but not guaranteed. Announcements made the day of the sale by Holland Realty & Auctions, Inc. supersede any printed material.**

**Agency Disclosure: Auctioneers are acting as agents for the seller only. 2020**