

# AUCTION

Saturday · August 29, 2020 · 9:00am

Real Estate and Personal Property from the Estate of  
George and Jerreldine Seymour

Held On Site: 205 E Nassau Avenue, Muscle Shoals, AL 35661



## 3 Bedroom - 2 Bath Brick Home, Convenient Muscle Shoals

Home built in 1996, approximately 1725 Square Feet, attractive neighborhood, beautiful landscaping with sodded lawn, 100' X 90' lot size. Lennox central heat & air unit approximately 11 years old, gas heat, gas water heater, 2018 roof, and windows replaced in 2013. This brick home offers 3 bedrooms and 2 baths, a living room with mantle fireplace and gas logs, large kitchen with one-year old stove and dishwasher, breakfast dining area opening to the sunroom, and laundry room off the kitchen. The master bath has been updated with beautiful tile floor, new shower, and fixtures. Plenty of closet space throughout. The attached garage includes an installed 48" X 72" storm shelter. Enjoy peaceful moments from the enclosed screened back porch overlooking the beautiful backyard with the privacy fence edged with charming botanicals. The backyard has a detached workshop and storage room both with garage doors. Call for showing appointment prior to auction.

**DIRECTIONS:** Going south on Hwy 133, Wilson Dam Road, Muscle Shoals, go .6 mile from the Avalon/Wilson Dam Road Intersection. Turn east (left) onto E. Nassau Avenue, 3rd house on the left. Watch for signs.

## COUCH AUCTION & REALTY

256-740-9901

**TERMS: NO BUYERS PREMIUM** - 10% down day of sale with the rest due within 30 days. Seller will furnish deed and title policy. Property sold AS-IS. Prospective buyer has the right to inspect up to 10 days before auction. Couch Auction & Realty is agent of the Seller. Seller reserves the right to refuse any and all bids. All information in this ad is from sources believed to be correct but is not guaranteed. Announcements made day of sale take precedence over any printed material. **Personal Property** - All items sell AS-IS and final. All items must be paid for on day of sale by cash or approved check with proper I.D. NO BUYERS PREMIUM.

Brochures available at auction site or call 256-740-9901

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**Tony Couch, Auctioneer/Broker**

AL Lic #657, TN Lic #4812, GA Lic #2911

TN Firm Lic #5485

Office: 256-760-2244 Cell: 256-740-9901

801 N. Patton Street, Florence, AL 35630



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