

**SAT. MAY 17TH @ 10 AM
SELLING LIVE, ON SITE**



AUCTION

**4 BR BRICK HOME & 5± ACRES
OFFERED IN 3 TRACTS**

358 BOLES ROAD, HAZEL GREEN, AL 35750

The home features 1950± SF Living Area • 2 Car Garage • 15x15 Kitchen with Pantry • 11x11 Dining Area • 16x22 Family Room • 13x16 Master Bedroom with Private Bath • 2 Bedrooms 11x11 plus one bedroom 14x9

The land has been recently surveyed into 3 tracts, with the 2 vacant lots each offering great building sites with access to power & water. The house is on a 1.32± acre corner lot. **See sale plat on back of page.**

PREVIEW • SUN. MAY 11th • 2pm-4pm

Other times by appointment, please call.

Visit southerneliteauctions.com for complete details. **MORE INFO ON BACK OF PAGE!**



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256-513-3333

Your Auction Team!

Craig Buchanan AL#1365 TN#4806
John Tumminello AL#5564

Auctions

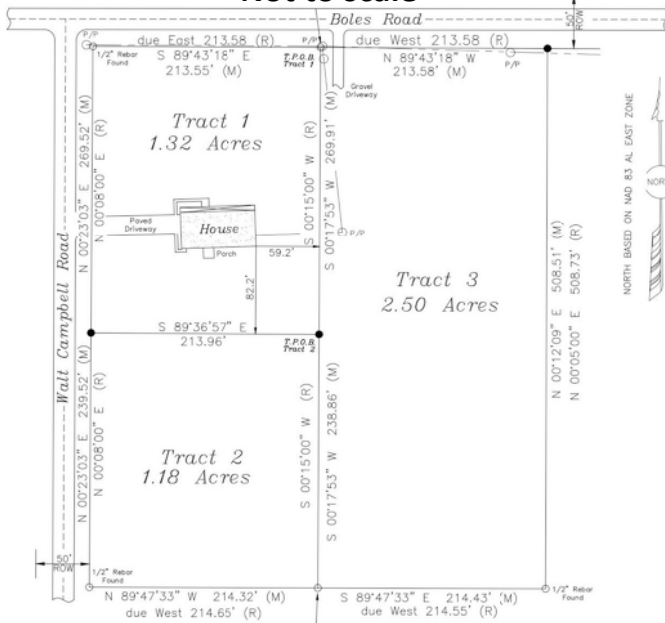


Visit southerneliteauctions.com for a property video, survey plat, and more photos. Questions? Give us a call at 256-513-3333.

Craig Buchanan AL#1365 TN#4806
John Tumminello AL#5564



Not to scale



DIRECTIONS: From US 231-431 in Hazel Green, turn east on Carriger Road. Follow for 1.5 miles; at the T-intersection, turn right on Boles Road. Sale site is 0.6 mile on the right at the corner with Walt Campbell Road.

SALE TERMS: 20% down at close of the auction with the balance due on or before 30 days. A 10% auction premium applies. Announcements made sale day take precedence. Insurable title will be conveyed by warranty deed. All items sell in AS IS, WHERE IS condition subject to regrouping. All measurements are approximate.

AUCTIONEER'S NOTE: Inside, the floor plan is well-designed and makes for comfortable living. Rooms are spacious and clean. Outside, the land tracts are mostly level with scattered big trees, and would make ideal building sites. Fast-growing Hazel Green is just minutes away. If you are looking to buy country property with city convenience before it is all gone, look no further and make plans to attend this auction.

