KING
REALTY & AUCTION CO., INC.
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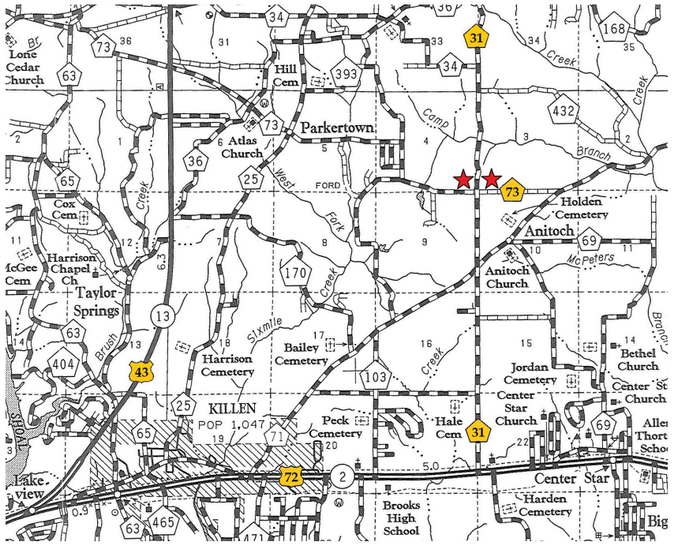
KINGREALTYANDAUCTION.COM
Since 1939
HENRY J. KING, BROKER (AL #5403 • TN #6919) • PAUL L. KING, III (AL #5354)
401 S. PINE STREET, FLORENCE, AL 35630

PRESORTED STANDARD
U.S. POSTAGE
PAID
FLORENCE, AL
PERMIT NO. 458

Current Resident or
ECRWSS
Rural Route
Boxholder

King Realty and Auction Company, Inc.



Sellers: Peggy Faulkner and Kevin Faust

A FAMILY SERVING YOUR AUCTION NEEDS SINCE 1939
AUCTION KING
Sept 21st, 2019

TERMS: 10% down payment on day of sale. Balance due upon delivery of deed within 30 days from day of sale. Possession upon delivery of deed. Seller will furnish survey, deed and owner's title insurance. Survey plat prepared by Wiginton and Sons. Seller reserves the right to accept or reject any and all bids.

All information contained in this brochure is believed to be correct, but not guaranteed. Announcements made by the Auction Company day of sale supersede any printed material.

Please visit our website at www.kingrealtyandauction.com for additional pictures and information.

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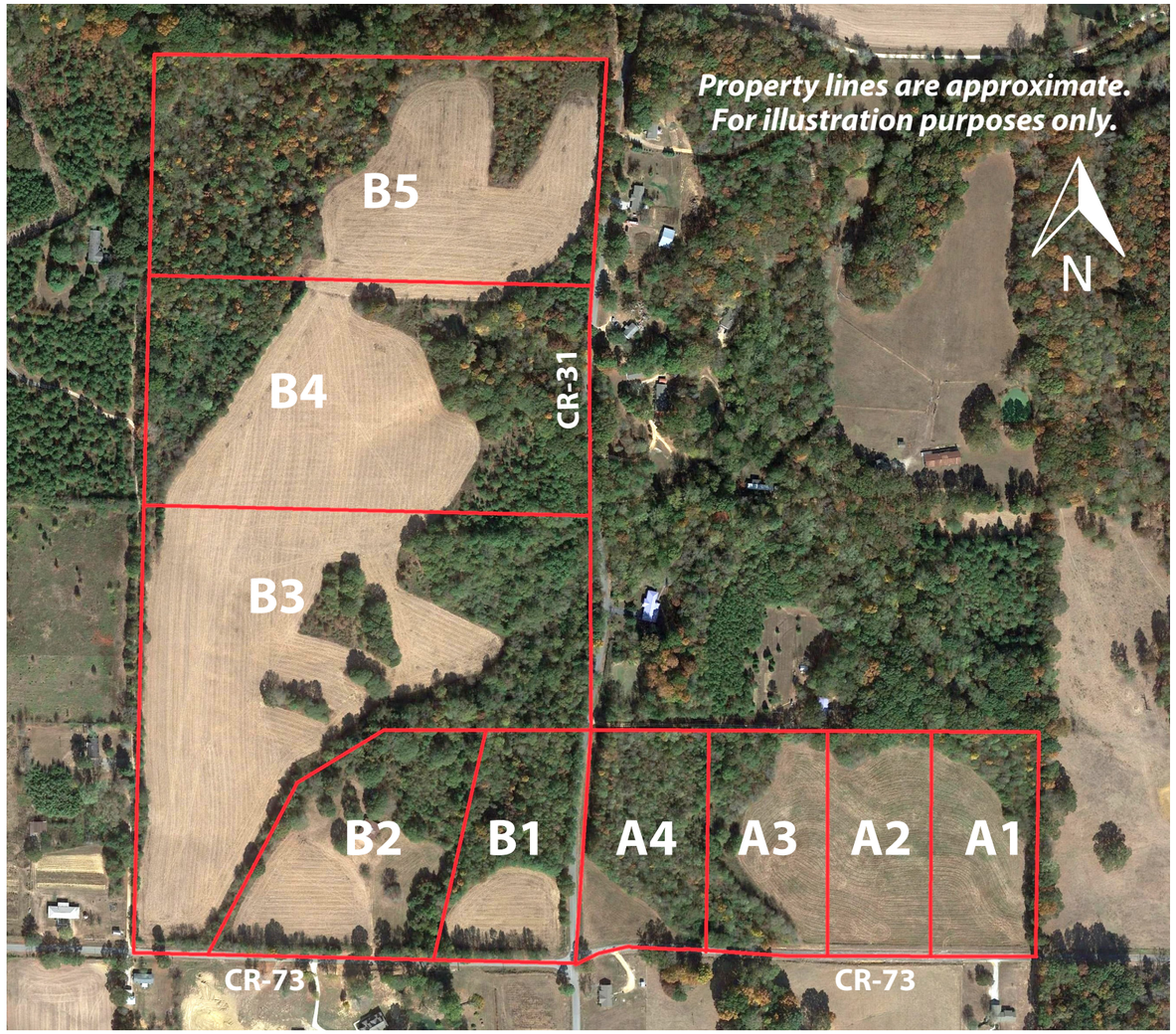
AUCTION KING

Saturday • September 21, 2019 • 10:00 am

KING
REALTY & AUCTION CO., INC.
256-766-9600
KINGREALTYANDAUCTION.COM
Since 1939
e-mail: henrylking@bellsouth.net • website: kingrealtyandauction.com

Directions from Killen: From the intersection of US-72 and US-43, go east on US-72 for 4.5 miles. Turn left (N) on CR-31 and go 2.8 miles to property on both sides of the road.



PARCEL A – 19.47± ACRES – This parcel consists of approximately 12 acres of open land and fronts both CR-73 and CR-31. Public water is located at the intersection of CR-73 and CR-31. A private water line runs along the south side of this parcel. Electricity is located in the right of way of CR-31 and in the southeast corner of the parcel. This parcel is located in the Rogers School District. **Parcel A will be offered in 4 tracts and again as one unit as a final sale.**

PARCEL B – 78.33± ACRES – This parcel fronts CR-73 and CR-31 and contains approximately 40 acres of open land that has been previously used for row crop production. A barn, pond and small spring are located on this parcel. Public water is located in the right of way of CR-73 and CR-31. Electricity is located on CR-73 and in various locations along CR-31. This parcel is located in the Brooks School District. **Parcel B will be offered in 5 tracts and again as one unit as a final sale.**

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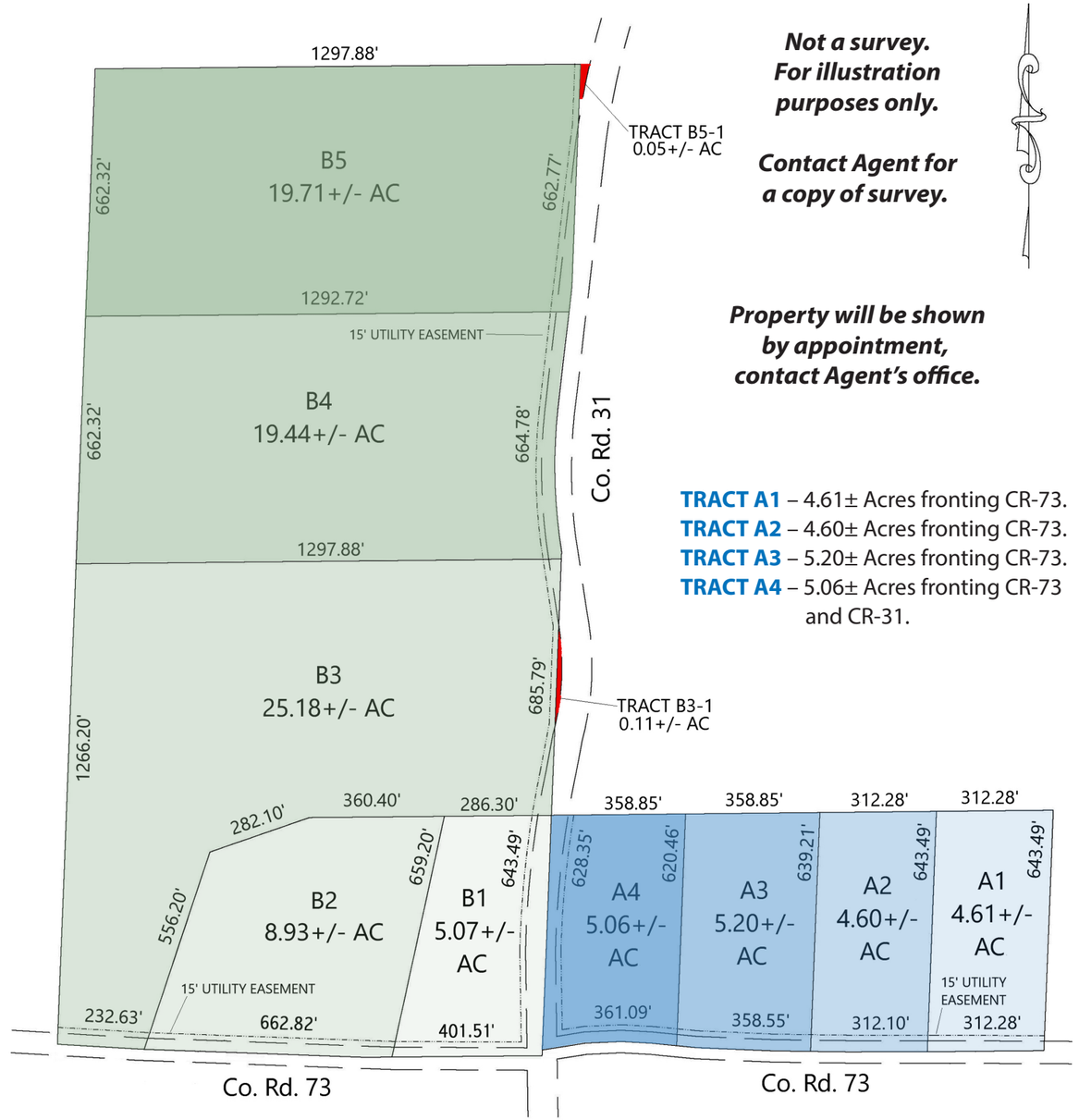

Not a survey. For illustration purposes only.

Contact Agent for a copy of survey.

Property will be shown by appointment, contact Agent's office.

TRACT A1 – 4.61± Acres fronting CR-73.
TRACT A2 – 4.60± Acres fronting CR-73.
TRACT A3 – 5.20± Acres fronting CR-73.
TRACT A4 – 5.06± Acres fronting CR-73 and CR-31.

TRACT B1 –5.07± Acres fronting CR-31 and CR-73
TRACT B2 – 8.93± Acres fronting CR-73.
A barn is located on this tract.
TRACT B3 – 25.18± Acres fronting CR-73 and CR-31.
TRACT B3-1 – 0.11± Acres fronting CR-31 that will be conveyed to the Purchaser of Tract B3 by quit-claim deed without title insurance.
TRACT B4 – 19.44± Acres fronting CR-31.
TRACT B5 – 19.71± Acres fronting CR-31.
TRACT B5-1 –0.05± Acres fronting CR-31 that will be conveyed to the Purchaser of Tract B5 by quit-claim deed without title insurance.

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