



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

**Current Resident or
ECRWSS
Rural Route
Boxholder**



King Realty and Auction Company, Inc.



Terms: 10% down payment on day of sale. Balance due upon delivery of deed within 45 days from day of sale. Possession upon the delivery of the deed. Seller will provide deed and owner's title insurance. Specific purpose plat prepared by James E. Alexander Land Surveying, LLC from 2007 survey. Seller reserves the right to accept or reject any and all bids. The real estate will be sold "AS-IS" without warranties of any kind. All information contained in this brochure is believed to be correct, but not guaranteed. Announcements made by the Auction Company on day of sale supersede any printed material.



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AUCTION

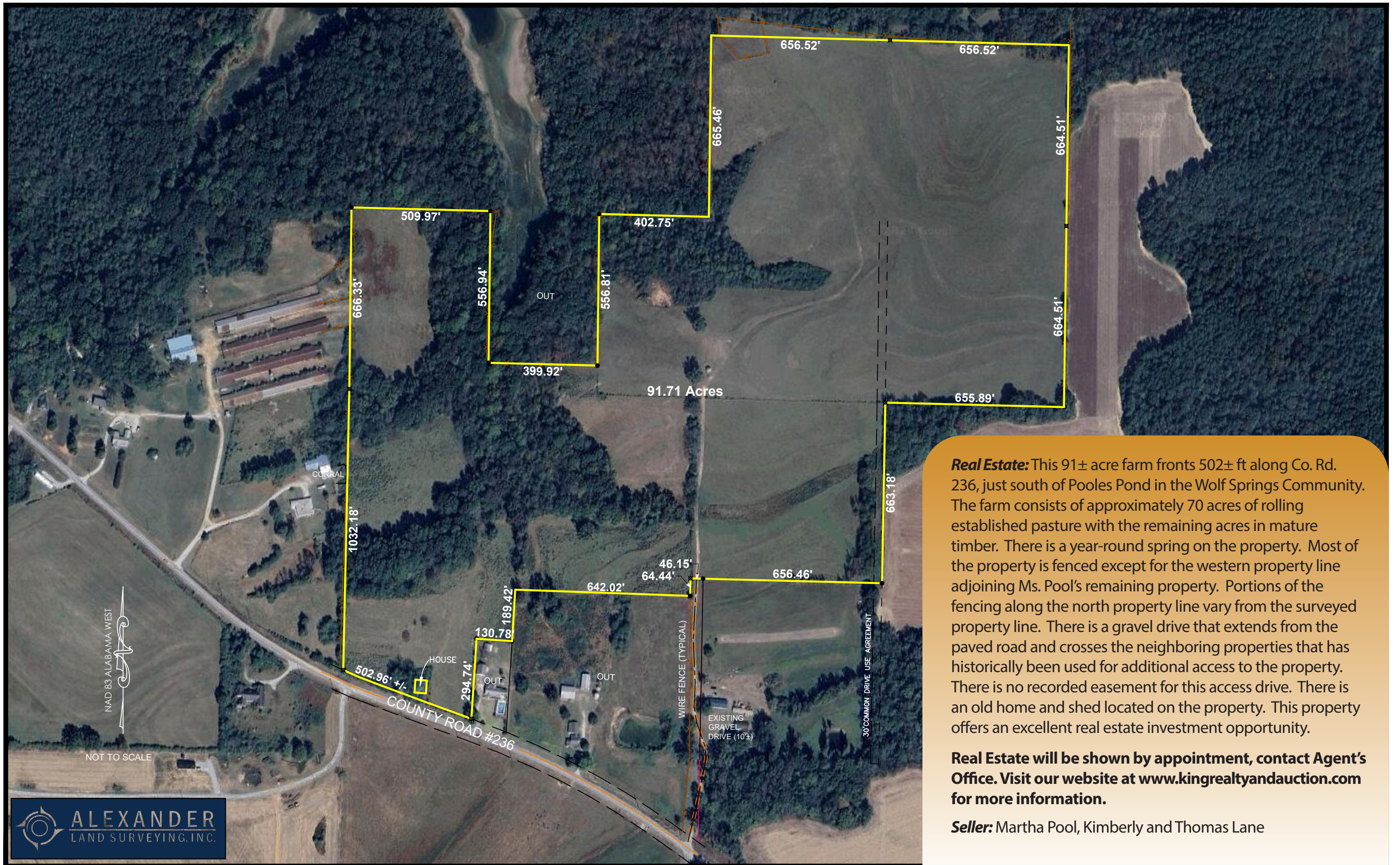
SATURDAY • DEC. 14, 2024 • 10:00 A.M.

**91± Acres • 1 Tract
Wolf Springs Community
2705 CR 236, Town Creek, AL
Sale Site on Premises**



Directions: From the Colbert/Lawrence County line on AL 157, go southeast on AL 157 for 1.3 miles. Turn right (south) on CR 235 and go 1.9 miles. Turn left onto CR 236 and go 0.4 miles to the property on the left.

HENRY J. KING, BROKER (AL #5403 • TN #6919) • PAUL L. KING, III (AL #5354 • TN #7184) • 401 S. PINE STREET, FLORENCE, AL 35630



Real Estate: This 91± acre farm fronts 502± ft along Co. Rd. 236, just south of Pooles Pond in the Wolf Springs Community. The farm consists of approximately 70 acres of rolling established pasture with the remaining acres in mature timber. There is a year-round spring on the property. Most of the property is fenced except for the western property line adjoining Ms. Pool's remaining property. Portions of the fencing along the north property line vary from the surveyed property line. There is a gravel drive that extends from the paved road and crosses the neighboring properties that has historically been used for additional access to the property. There is no recorded easement for this access drive. There is an old home and shed located on the property. This property offers an excellent real estate investment opportunity.

Real Estate will be shown by appointment, contact Agent's Office. Visit our website at www.kingrealityandauktion.com for more information.

Seller: Martha Pool, Kimberly and Thomas Lane