

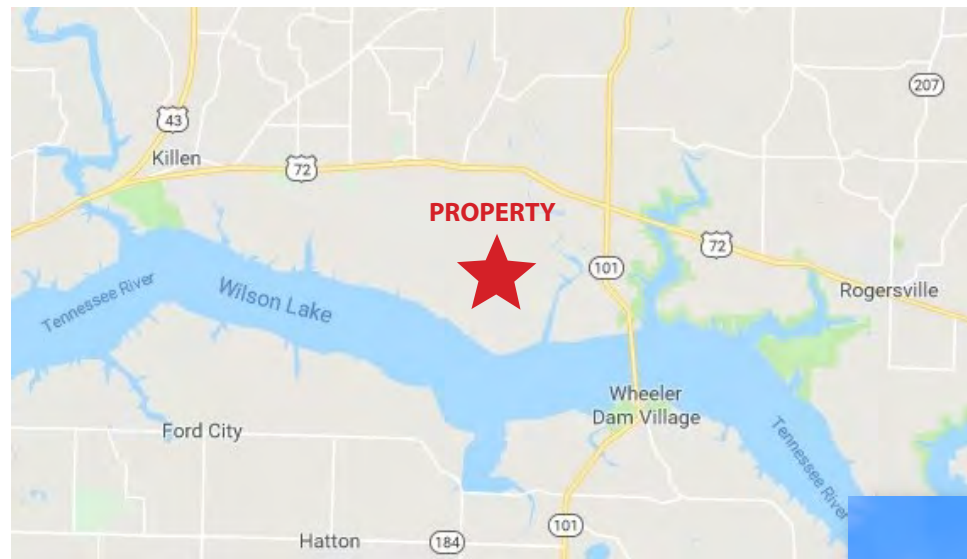


PRESORTED STANDARD
U.S. POSTAGE
PAID
FLORENCE, AL
PERMIT NO. 458

**Current Resident or
ECRWSS
Rural Route
Boxholder**



King Realty and Auction Company, Inc.



April 19, 2025

www.kingrealtyandauction.com

Seller: Bobo Family Group, LLC

Sale Site on Premises (Parcel A)

*Property will be chosen by
appointment, contact Agent's Office.*

Terms: 10% down payment on day of sale. Balance due upon delivery of deed within 45 days from day of sale. Possession upon delivery of deed subject to the farm lease which expires December 31, 2025. The 2025 farm rent will be prorated between Seller and Purchaser, contact Agent for details. Seller will furnish survey, deed and owner's title insurance. Survey plat prepared by James E. Alexander Land Surveying, LLC. No percolation tests or soil borings have been performed on any of this property. The farm will be sold subject to two cemeteries located on Parcel B and the rights of others for ingress and egress to and from said cemeteries. 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.



A FAMILY SERVING YOUR AUCTION NEEDS SINCE 1939

AUCTION KING

SATURDAY • APRIL 19, 2025 • 10:00 A.M.

**519± Acres • 3 Parcels • 11 Tracts
Prime Investment • Income Producing Farmland
Center Star Community
5 Miles East of Killen, Alabama
30 Miles West of I-65**



Real Estate: This 519± acre farm is part of the former Cunningham Plantation in the Center Star Community of Lauderdale County. The farm lies approximately 2 miles south of Hwy 72, offering easy access to the Shoals, Huntsville, and Decatur. This farm fronts CR-31, CR-33, and CR-415 and lies just north of the Tennessee River. The north and south sides of CR-31 are currently being developed as Cunningham Plantation and are not a part of this auction. There are (2) 60ft strips of land on each side of CR-31 through the development that provide access to the property. The farm is currently leased until the end of 2025. Being conveniently located near the Shoals with a reasonable commute to the Huntsville Metro area, this property offers a great opportunity for investment.

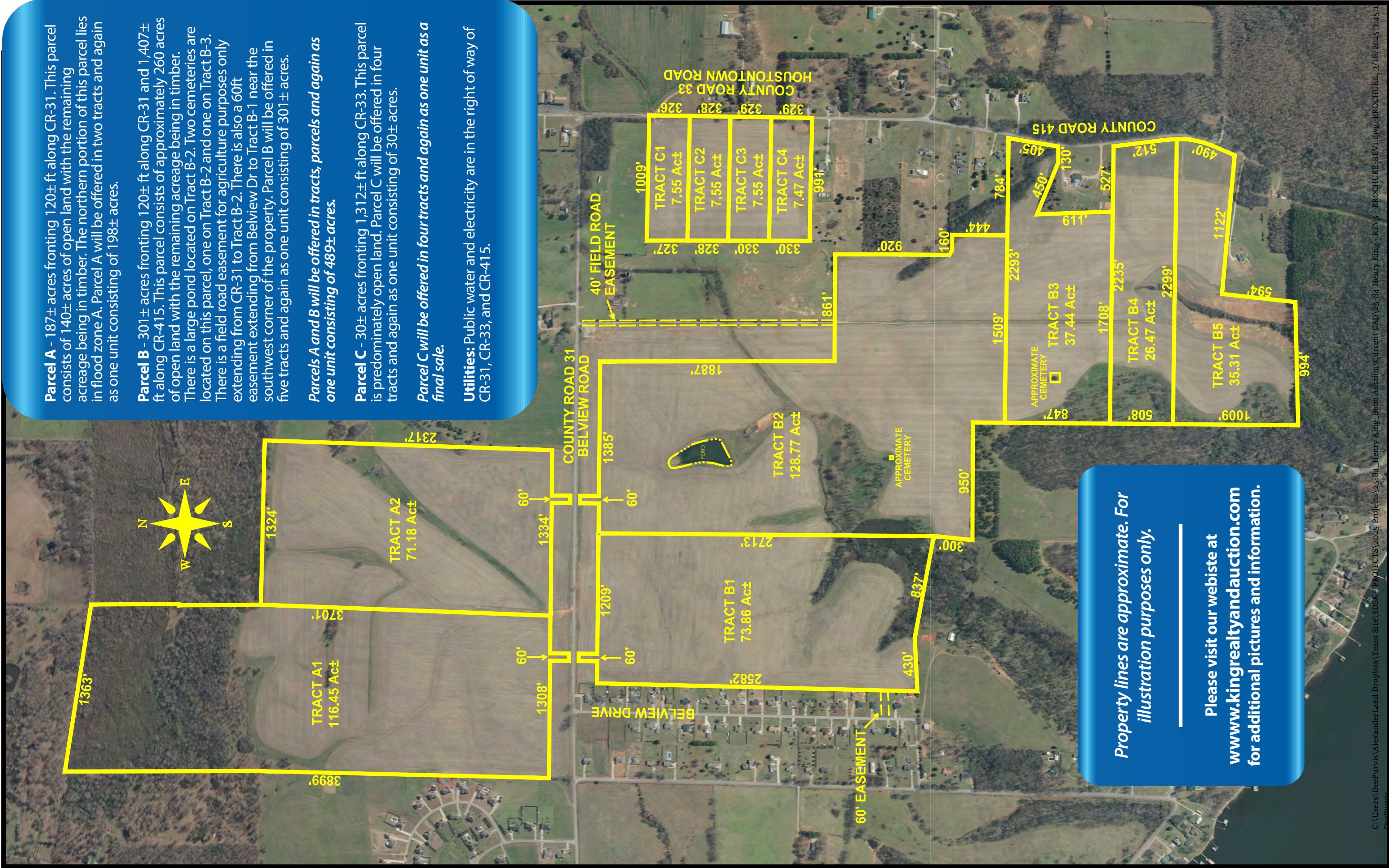


KING
REALTY & AUCTION CO., INC.
256-766-9600
KINGREALTYANDAUCION.COM

Since 1939
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Directions from Florence: From Cox Creek Pkwy (AL-133) and Hwy 72 (Florence Blvd), go east on Hwy 72 for 9± mi. Turn right (S) onto CR-31 (Belview Rd) and continue 2.9± mi to property on both sides of road.
Directions from Rogersville: From Hwy 72 and AL 207, go west on Hwy 72 for 8.5 mi. Turn left (S) on Houstontown Rd (CR-33) and go 1.7± mi. Turn right (W) on CR-31 (Belview Rd) and continue 0.5± mi to property on both sides of road.

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



Parcel A - 187± acres fronting 120± ft along CR-31. This parcel consists of 140± acres of open land with the remaining acreage being in timber. The northern portion of this parcel lies in flood zone A. Parcel A will be offered in two tracts and again as one unit consisting of 198± acres.

Parcel B - 301± acres fronting 120± ft along CR-31 and 1,407± ft along CR-415. This parcel consists of approximately 260 acres of open land with the remaining acreage being in timber. There is a large pond located on Tract B-2. Two cemeteries are located on this parcel, one on Tract B-2 and one on Tract B-3. There is a field road easement for agriculture purposes only extending from CR-31 to Tract B-2. There is also a 60ft easement extending from Belview Dr to Tract B-1 near the southwest corner of the property. Parcel B will be offered in five tracts and again as one unit consisting of 301± acres.

Parcels A and B will be offered in tracts, parcels and again as one unit consisting of 489± acres.

Parcel C - 30± acres fronting 1,312± ft along CR-33. This parcel is predominately open land. Parcel C will be offered in four tracts and again as one unit consisting of 30± acres.

Parcel C will be offered in four tracts and again as one unit as a final sale.

Utilities: Public water and electricity are in the right of way of CR-31, CR-33, and CR-415.

Property lines are approximate. For illustration purposes only.

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