

Sale Date and Location: Saturday, June 18th at 10:00am, registration begins at 9:00am. The property will be sold from the premises at 154 County Road 570, Hanceville (Cullman County), AL 35077.

Terms of Sale: Real Estate is 10% down on auction day with the balance due at closing within 30 days. All personal property and equipment will be paid in full auction day.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Inspection: An auction representative will be onsite June 5th, 12th and 17th from 11:00am – 4:00pm or by appointment.

Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: From Hanceville at Hwy 91 & 31, go south on Hwy 91 0.2 mile to CR-518, turn right and go 2.3 miles to CR-566 and turn left. Go 0.2 mile to property located across from Fairview West Baptist Church.



P. O. Box 798, Gadsden, AL 35902
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Dewey Jacobs, AL #5060 • Scott Barnes, AL #1932
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Auction

Hilltop Farm – 141± Acres

154 County Rd 570, Hanceville (Cullman County), AL

Saturday, June 18th @ 10:00am

Offered in 2 Parcels and as an Entirety

Equipment Auction - Selling Immediately after Real Estate, with Most Selling Absolute



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PROPERTY FEATURES

- Beautiful Rolling Terrain – approx. 80± ac of Pasture and Hay Fields with 60± ac Mature Woods (mainly hardwoods)
- Road Frontage on 3 Sides, Co. Rd 566, Co Rd 570, Co Rd 518
- Concrete Driveway Leading into House Area with Nice Iron Gate Entrance (Hilltop Farm Logo)
- The Pasture is Fenced and Cross Fenced, Boundary is Mostly Fenced
- Metal Frame Building with Nice Home/ Luxury Retreat (40'x25' / 1000 Sq Ft) With 40' X 55' Bay Area with Roll Up Door, and Side Shed on Each Side of Building
- Home is 1 Bed, 1 Full Bath, Large Kitchen Combo Dining and Living Area (Selling Furnished)
- Metal Barn 40'x60' Enclosed with Roll Up Door and with Side Chicken Coupe
- Metal Hay Shed 40'x 80'
- Covered Catch Pen
- Concrete RV Pad with Power and Septic
- Apple Orchard and Pecan Trees, Blueberry Garden, Drip Irrigation System for Apple Trees and Blueberries
- Excellent Deer and Turkey Hunting (owner has managed wildlife for last 5 yrs)
- Very Scenic and Views of Surrounding Mountains
- 3 Ponds
- City Water

Cattle Available to Property Purchaser – Approximately 50 Head

Financing Available
First South
Farm Credit
256-734-0133
Financing land, farms, and dreams.
Rusty Alldredge



Equipment Auction

*Selling Immediately after Real Estate, with Most Selling Absolute
Late Model/One Owner Farm Equipment - Most All Bought New*



- 24' Livestock Trailer • 40' Big Tex Trailer • Frontier DH1296 Disk • JD 265 Hay Cutter • JD 458 Hay Baler
- JD 5075E Tractor • JD 5085M Tractor • JD MX15 Bat Wing Bush Hog • John Deere MX10 Bush Hog

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