



P. O. Box 798, Gadsden, AL 35902

800-476-3939

Thinking of Selling? Give us a Call!

www.targetauction.com



Dewey Jacobs, AL #5060 • Scott Barnes, AL #1932
J. Hathorn, AL #2444 • Mitch Kessler, AL# 2802

#16-9 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property and real property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale, property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may reserve the right to deny admittance or to remove anyone at this auction that may disrupt this sale in any way. All statements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller fails to honor any bid or refuses to close or cannot close title in accordance with the winning bid(s) or any sales contract; or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of his/her specifications. Agency Disclosure: Target Auction & Land Company, Inc. and its agents represent the seller only. Target Auction & Land Company, Inc. is the selling agent only.

ABSOLUTE AUCTION

Saturday, May 21st @ 11:00am
Winston County (Jasper), AL

*A Piece of Paradise with Panoramic Views of
Nature at its Finest*

Selling Absolute No Minimums No Reserves!

17 Smith Lake Lots

in Poplar Ridge at Hidden Falls Subdivision
8 Waterfront & 9 Water View Lots

Selling Absolute No Minimums No Reserves!

ABSOLUTE AUCTION

Saturday, May 21st @ 11:00am
Winston County (Jasper), AL

*A Piece of Paradise with Panoramic Views
of Nature at its Finest*

17 Smith Lake Lots

in Poplar Ridge at Hidden Falls Subdivision
8 Waterfront & 9 Water View Lots



800-476-3939
www.targetauction.com

Selling Absolute – No Minimums No Reserves

17 *Smith Lake Lots*

in Poplar Ridge at Hidden Falls Subdivision

8 Waterfront & 9 Water View Lots



Enjoy all the adventures of waterfront Living

Bankhead National Forest
Smith Lake

*Clear Creek
Public Launch*

Property Features

- Restricted Waterfront Subdivision on Smith Lake
- Large Wooded Home Sites, (from over 1 ac to almost 3 ac sites)
- Dockable Deepwater Lots
- Emerald Green Sparkling Deep Water
- Unspoiled Views of Bankhead Nat'l Forest
- 15 minutes to Jasper and 1 hr to Bham
- Unlimited Recreational Opportunities
- Located on the beautiful Clear Creek area of Smith Lake just 8/10 mile to Clear Creek Recreational Area with Public Boat Launch



AUCTION INFORMATION

Sale Date and Location: Saturday, May 21st at 11:00am, registration begins at 10:00am (CT). The property will be sold from the premises at Poplar Ridge at Hidden Falls Subdivision.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

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 May 15th and 20th from 11:00am – 4:00pm or by appointment.

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

Directions: From Jasper at AL 195 and 69 take 195 North 4.8 miles, turn right on County Road 27 / Fall City Road, go 7.6 miles to entrance of Poplar Ridge.



800-476-3939
www.targetauction.com