



AUCTION INFORMATION

**Sale Date and Location:** Saturday, May 14th at 11:00am, registration begins at 10:00am. The property will be sold from the premises at 329 Kewanee Ln, Talladega, AL 35160

**Registration Fee:** A \$2,500 certified or cashier's check will be required in order to bid on the property.

**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 April 30th, May 1st, 7th and 13th from 11:00am – 4:00pm or by appointment.

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

**Directions:** From I-20 and Stemley Road (Exit 165), Take Stemley Rd. South 9.1 miles, Turn Right on Meadow River Rd., go .5 mile and turn Right on Kewanee Lane to Property on Left.



P. O. Box 798, Gadsden, AL 35902

**800-476-3939**

*Thinking of Selling? Give us a Call!*

[www.targetauction.com](http://www.targetauction.com)



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

#16-6 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 This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale, property may be sold prior to Auction.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.

# Auction

Saturday, May 14th @ 11:00am

329 Kewanee Lane, Talladega, AL

## Logan Martin Lake Home

on 1.33± acres • Over 280'± of water frontage

*Last Asking Price \$370,000 - Selling to the Highest Bidder At or Above \$199,000*

# Auction

Saturday, May 14th @ 11:00am

329 Kewanee Lane, Talladega, AL

## Logan Martin Lake Home

Over 280'± of water frontage

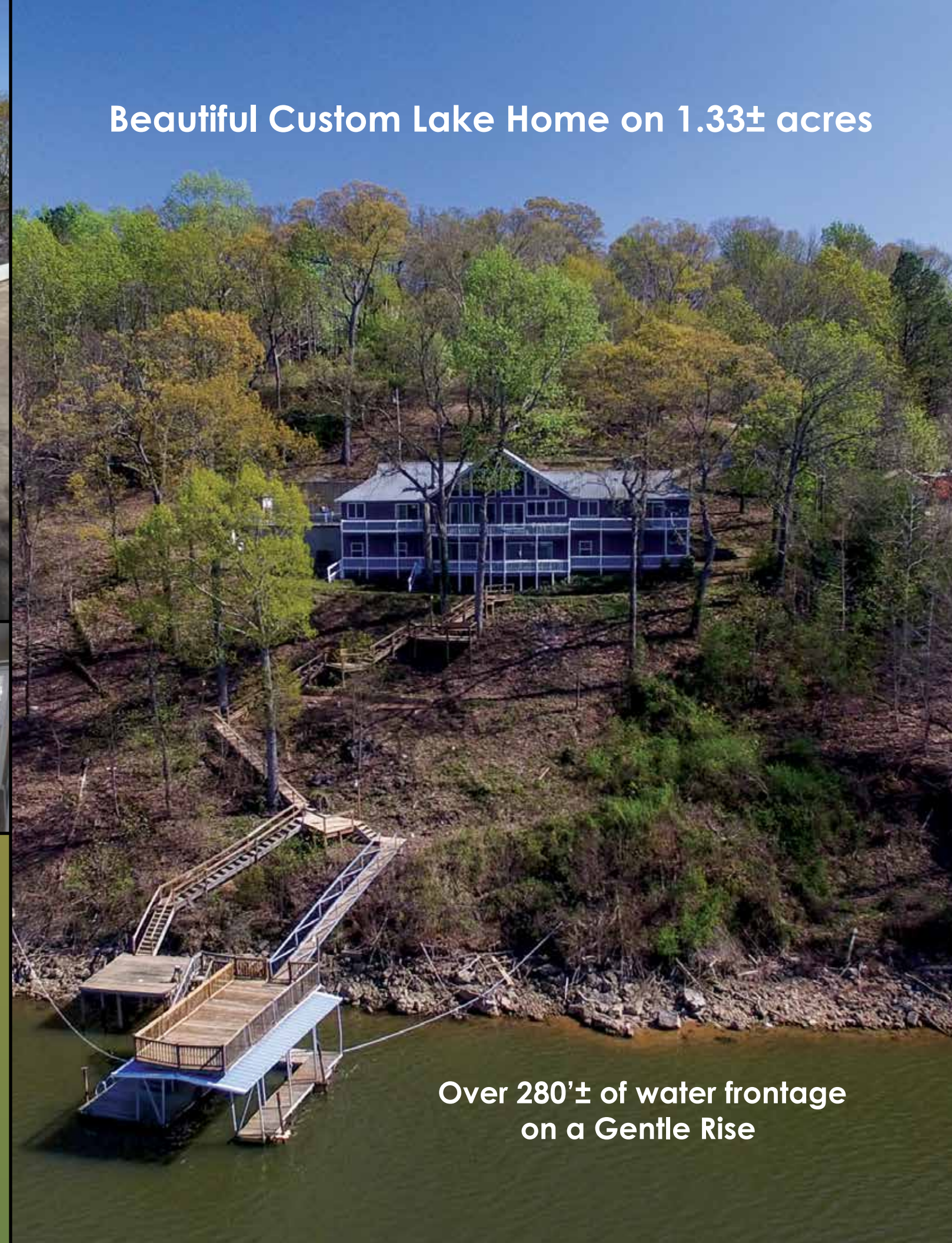


*Last Asking Price \$370,000 - Selling to the Highest Bidder At or Above \$199,000*



**800-476-3939**

[www.targetauction.com](http://www.targetauction.com)



- Reinforced concrete retaining walls with driveway, parking and turnaround at main entry level
- Spacious utility room and workshop
- Large storage area with outside entrance
- Two-story floating dock
- Boathouse and jet ski dock with landings and gentle rise
- Electrical power to boathouse; cold water to lower landing and bridge to boathouse
- Lots of flowering plants and shrubs, blooming through much of growing seasons
- Deep water — Main channel

**Showing:** April 30th, May 1st, 7th and 13th  
from 11:00am — 4:00pm or by appointment

## Beautiful Custom Lake Home on 1.33± acres

**Over 280'± of water frontage  
on a Gentle Rise**

- Spectacular views of lake from almost every room on both levels
- Full-length balconies on upper and lower levels, giving almost 180-degree view of lake all year around
- Large, walk-in closet and sitting area in master bedroom/ bath suite
- Completely new kitchen cabinets, granite countertops, microwave, sink
- Completely remodeled master bathroom and full bath with new shower in downstairs bedroom
- Energy-efficient windows and exterior doors
- High-efficiency HVAC system — heat pump with gas backup for heating installed
- New carpeting throughout
- Downstairs Kitchen

**800-476-3939**  
[www.targetauction.com](http://www.targetauction.com)