



Saturday, July 22nd at 2 pm  
**SOUTH SAUTY**  
 LAKE GUNTERSVILLE



**TARGET AUCTION**  
 ADVANCED REAL ESTATE MARKETING

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**AUCTION**  
 Saturday, July 22nd at 10 am & 2 pm

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**AUCTION** SATURDAY,  
 JULY 22ND

ASBURY/ALBERTVILLE  
**BROOKS FARM** 10 am  
 Home, Lakeside Cabin, Metal Barn  
 with 42± Acres & 3 Stocked Lakes



LAKE GUNTERSVILLE  
 2 pm **SOUTH SAUTY**  
 Waterfront Home & Lake Lot



**Waterfront Home and Lake Lot**  
 595 Menominee Rd • Langston, AL 35755

**WATERFRONT HOME:**  
 This home is like new, never lived in, 3 bed, 5 bath waterfront home with a gently sloping large lot (.92± acres) on beautiful Lake Guntersville. It includes a deeded pier with an elevated deck, water and power.

- Entrance is through the main level which includes: Kitchen, master bedroom (with French doors opening onto deck), a walk-in closet and large bathroom. Spacious living & dining room opening out to the deck for amazing views, hardwood flooring thru-out the entire home.
- The upper level features a large living/recreation area, 2 bedrooms (each with their own bathroom), French doors that open out to a deck for views of the lake and surrounding area.
- The lower level offers a full bath and 2-car garage.

**LAKE LOT:**  
 The 1.49± acre vacant lot adjoins the home; is gently sloping and ready to build on. With TVA approval, you can build your personal pier.

- Offered separately and together
- Selling from the premises
- Both properties have deeded interest in two additional common lots.
- Near Guntersville State Park & Buck's Pocket State Park

SATURDAY, JULY 22ND  
**TWO AUCTIONS**

ASBURY/ALBERTVILLE  
**BROOKS FARM** 10 am  
 Offered in 4 Parcels



2 pm **SOUTH SAUTY**  
**LAKE GUNTERSVILLE**  
 Waterfront Home & Lake Lot

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Saturday, July 22nd at 10 am

# BROOKS FARM

## ASBURY/ALBERTVILLE



## ASBURY/ALBERTVILLE

# BROOKS FARM



### AUCTION INFORMATION FOR BOTH PROPERTIES:

**Sale Date and Location - #1 BROOKS FARM/Asbury, AL:** Saturday, July 22nd at 10:00 am (CT), registration begins at 9:00 am (CT). The auction will take place on the premises located at 279 County Rd 373, Albertville, AL 35951.

**Sale Date and Location - #2 LAKE GUNTERVILLE/South Sauty:** Saturday, July 22nd at 2:00 pm (CT), registration begins at 1:00 pm (CT). The auction will take place on the premises located at 595 Menominee Rd, Langston, AL 35755.

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

**Property Information:** Additional information is available on our website at [www.TargetAuction.com](http://www.TargetAuction.com)

**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.

**Open House Events - #1 BROOKS FARM/Asbury, AL:** An auction representative will be onsite July 8th, 9th, 15th, 16th (Saturdays & Sundays) and 21st (Friday) 10:00 am – 1:00 pm

**Open House Events - #2 LAKE GUNTERVILLE/South Sauty:** An auction representative will be onsite July 8th, 9th, 15th, 16th (Saturdays & Sundays) and 21st (Friday) 2:00 pm – 4:00 pm

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

**Directions - #1 BROOKS FARM/Asbury, AL:** From Hwy 431 & 75 in Albertville, take Hwy 75 north .6 miles, turn left on Martling Rd & go 5.6 miles, turn right on Asbury Rd & go 2.5 miles, turn left to stay on Asbury Rd & go 2.4 miles, turn right on County Rd 58 and property begins on left.

**Directions - #2 LAKE GUNTERVILLE/South Sauty:** From Langston go south on County Rd 67 for 1.7 miles, turn right on Murphy Hill Dr and go .6 miles, turn right on Menominee Rd for .4 miles to property. It is located at intersection of Menominee Rd and Onondaga Circle.

### Home, Lakeside Cabin, Metal Barn with

## 42± Acres & 3 Stocked Lakes

279 County Road 373 • Albertville, AL 35951

#### HOME:

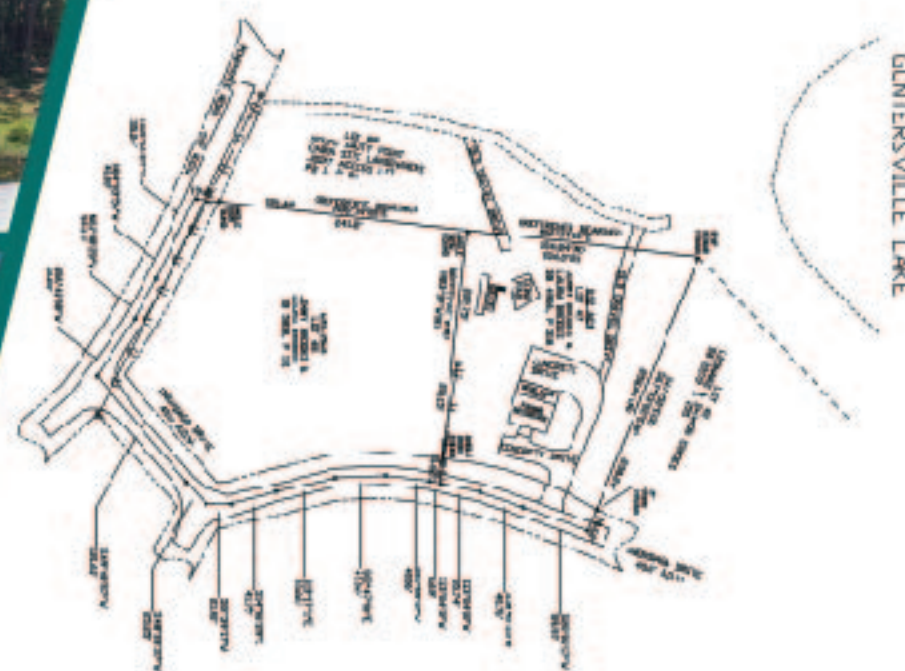
- All brick 3 bedroom 2 bath home
- In ground pool with brick pool house, large walled area enclosing the pool
- Spacious kitchen with breakfast area
- Family room with brick fireplace opens out to patio & pool area
- Nice master bedroom with large tiled bathroom
- Separate dining room
- Lots of hardwood floors
- 2-car garage
- Easy commute to Hwy 75 & Boaz / Albertville
- Minutes to Guntersville State Park
- Fronts on County Rd 373

#### PRIVATE LAKESIDE CABIN:

- 2 level vinyl sided cabin with loft & interior split log walls
- Fronts on County Rd 58 with private gated entrance
- Main level: kitchen, bath & dining area opening to deck with lake & farm views
- Loft sleeping area
- Lower level: bathroom & spacious recreational space (or bedroom) opening to deck with lake & farm views

#### PROPERTY:

- Offered 4 tracts, combinations & entirety
- Selling from the premises
- Scenic Rolling Pastures
- Fronting on County Rd 58 & County Rd 373
- Adjoins the New Harmony Baptist Church



## SOUTH SAUTY

# LAKE GUNTERVILLE

