

The Fields home has **location, location, and location**. Situated in River Ridge on **Lake Oliver** Subdivision, with 387.1' of Lake Oliver frontage (as per the plat), it has an unbelievable view. This two-story brick home has a front porch with 4 tall columns, **4 bedrooms, 3 and ½ baths**. Main floor has a grand entrance foyer, formal living room, formal dining room, master bedroom, kitchen and large living area with a 22' ceiling and fireplace. Flooring throughout home is real hardwood Oak flooring, marble, tile, and carpet. **Elevator** and stairs provide access to the upstairs area. Three bedrooms are located upstairs. There is a three-car attached garage with 3 electric doors and a 1-car open-sided carport. Overlooking Lake Oliver is a **party house** that may be used as guest quarters, with a kitchenette, wrap-around front porch and other amenities. Adding to this unique property is a **Gunitite saltwater pool and pool house**, a fenced, **lighted private tennis court**, and mature well-maintained landscaping with irrigated yards. To top it off, there is a **16' x 16' floating dock** with an **electric boatlift**. More complete descriptions of the buildings and property are under the catalog tab on our website.



Waterfront on Lake Oliver

LOCATION! LOCATION! LOCATION!

Home, Pool, Tennis Court, Party House

Located on 2 +/- Acres

184 Lee Road 611, Smiths Station, Alabama

Auction will be held on Property

Sunday, September 30th at 3:30 P.M. EDT



- ❖ Home built in 1989
- ❖ 2 Story Brick with Elevator
- ❖ 3 Car Garage/Single Carport
- ❖ Brick Entrance & Concrete Drive
- ❖ 4 Bedrooms-3 and 1/2 Bath
- ❖ Large Master Suite
- ❖ Lighted Tennis Court
- ❖ Pool with Pool House
- ❖ Party House - Breathtaking View of Lake Oliver
- ❖ Vaulted Ceiling with Cedar Beams
- ❖ 16' X 16' Floating dock w/ Electric Boatlift

**Open House Dates
Come Visit the Property**

September 11, 13, 15, 18
20, 22, 25, 27 and 29.

**Auction personnel
will be on-site from
2:00 to 6:00 p.m. EDT.**

For a mutually convenient
appointment, call
800/482-0775 (24/7).

Property Selling at Auction



The Auction Way Company

P.O. Box 1663 · LaGrange, GA 30240

Gerald A Bowie Broker/Auctioneer GA LIC #177

800.482.0775 or theauctionway.com

Property Features

- ❖ Beautiful and Incredible Waterfront Property on Lake Oliver
- ❖ Easy Access to Phenix City/Columbus Bypass Hwy 80 off Summerville Road
- ❖ 9 Miles From Columbus Airport

DAVID FIELDS HOME AUCTION

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INFORMATION
800/482-0775 24/7
theauctionway.com

The Auction Way Company
P.O. Box 1663 / 1607A Whitesville St.
LaGrange, Ga. 30240
gerald@theauctionway.com

Gerald Bowie > 706/302-0302
Mark Bowie > 706/302-6302
Penny Bowie > 770/328-1480
Morgan Marlowe > 706/315-8260

AUCTIONEER'S NOTE:

Thank you for your interest in the Fields home. You will find it on a most beautiful lot on Lake Oliver, in excellent condition and ready to move into. This catalog contains information on the property; there is more information on our website such as a drone video, virtual tour of interior, copy of the purchase contract and any more current information. Please visit **theauctionway.com**, come to the open houses or call for an appointment. We are here to assist you - please let us!

The Auction Way Staff

DAVID FIELDS HOME AUCTION

AS A BUYER YOU SHOULD KNOW

AUCTION TIME: Sunday, September 30 at 3:30 p.m. EDT

LOCATION - GPS ADDRESS: 184 Lee Road 611, Smiths Station, Alabama

AUCTION SITE DIRECTIONS: From Columbus: Cross 13th Street bridge into Alabama, turn right on Summerville Road, go 5.5 miles, turn right onto 315, go 1.1 miles and turn left into River Ridge on Lake Oliver Subdivision. On River Chase Drive, go .25 miles to the property at 184 Lee Road 611. From Ga. Hwy. 80 (Phenix City Bypass): Go west 1.9 miles to Summerville Road, turn right, go 1.4 miles, turn right on Lee Road 315, follow directions above.

From Opelika: I85 Exit 62 go east on 431 / 280 18 miles, turn left onto Summerville Road (Lee Road 248) go 2.7 miles turn left on Lee Road 315.

INSPECTION: September 11, 13, 15, 18, 20, 22, 25, 27 and 29. Auction personnel will be on-site from 2:00 to 6:00 p.m. EDT. For a mutually convenient appointment, call 800/482-0775 (24/7).

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales. Final total is the contract price.

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will take your good check. Make check out to attorney/escrow agent Robert R. Lomax, 1301 First Avenue, Suite 102, Columbus, Ga. 31902. Office 706/322-0100, Fax 706/322-1922.

HOW SELLING: Sells subject to owner's confirmation. Sale order and how offered is at the sole discretion of the auctioneer. Changes made from the auction box will supersede any other information, printed or spoken.

TERMS, CLOSING DATE AND POSSESSION: See Terms & Conditions on page 4 or website.

CO-BROKERS: Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-broker's agreement is located on website. Co-broker's agreement must be completed and turned in to auctioneers by Saturday, Sept. 29th at 5 P.M.

NOTICE: Prospective buyers should contact auction personnel for mutual appointments, and additional information is located on the website.

FINANCING: Buyers must secure their own source of financing.

WEBSITE: For more current updates, the catalog with terms and conditions, plats, a copy of the purchase contract you will be required to sign, photographs, videos and other valuable information.

ALABAMA BROKER/AUCTIONEER: Gerald A. Bowie, ALAUC Lic# A254. ALRELIC# 42450, The Auction Way Co. Firm RELIC# 64737. Cell 706/302-0302.

SALE SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706/315-8260, Penny Bowie 770/328-1480, Mark Bowie 706/302-6302

THE AUCTION WAY COMPANY: 1607A Whitesville St. or P.O. Box 1663, LaGrange, GA 30240.
706/884-3062

INFORMATION / APPOINTMENTS:

800/482-0775 (24/7)

theauctionway.com

DAVID FIELDS HOME AUCTION

LAKE OLIVER

Columbus, Georgia. Shore length is not a well-defined measure. Lake Oliver is a 2,150-acre reservoir on the Chattahoochee River, which lies south of Goat Rock Dam (Goat Rock Lake). The lake was created by the Oliver Dam and Generating Plant, and was completed in 1959 by Georgia Power. Since Lake Oliver is entirely within the city limits of Columbus, Georgia, the shore is densely settled on both the Georgia and Alabama sides. Given the amount of settlement, there are many private access points to the lake.

Location: Muscogee County, Georgia / Lee County, Alabama

Surface area: 2,150 acres

Surface elevation: 337 feet

Max. depth: 50 feet

DRIVING DIRECTIONS: From Columbus: Cross 13th Street bridge into Alabama, turn right on Summerville Road, go 5.5 miles, turn right onto 315, go 1.1 miles and turn left into River Ridge on Lake Oliver Subdivision. On River Chase Drive, go .25 miles to the property at 184 Lee Road 611.

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INSPECTION / BIDDING

YOU SHOULD KNOW: "As a Buyer You Should Know" located on page 2. You should know "The Terms and Conditions" located on page 4. You should know the "Contract" you will be required to sign sale day, located at website or on request.

INSPECTION/VIEWING: Property may be viewed at open house or by mutual appointments. Auction personnel are available to assist you and answer any questions. Let us! Personnel will be at the property for open house September 11, 13, 15, 18, 20, 22, 25, 27 and 29 from 2:00 to 6:00 P.M. EDT. If you prefer, make a mutually convenient appointment and a staff member will meet you for a private tour.

AUCTION DAY

Auction Site: Will be open for your convenience and bidder registration from 1:00 P.M. until Auction Time. Updated information will be available and auction personnel will answer final auction questions. The auction will begin at 3:30 P.M. EDT.

BIDDING: This will be a **LIVE** auction; be prepared to bid and to sign the contract located at website or on request. Be prepared to write an earnest money deposit check (we will take your good company or personal check) in the amount of ten (10) percent of your final contract price made out to escrow agent.

ABSENTEE BIDDING: If you cannot attend the live auction and wish to make a bid, you may leave a bid or arrange a phone call during the auction to bid on the property. Contact auction personnel for details.

MILEAGE CHART FROM FIELDS HOME

COLUMBUS	06
OPELIKA	20
AUBURN	30
MONTGOMERY	80
BIRMINGHAM	127
ATLANTA AIRPORT	90

DAVID FIELDS HOME AUCTION

TERMS AND CONDITIONS

PARTIES: The Auction Way Company/Gerald A. Bowie, Alabama Auctioneer/Broker, of LaGrange, Georgia, hereinafter called Auctioneers. Sellers/Owner is David D. Fields, of, Smith Station, Alabama, hereinafter called Sellers.

REPRESENTATIVES: Auctioneers represent the Sellers by separate agreements.

DISPUTES: The auctioneer will settle any disputes as to bids. Auctioneer's decision will be final.

ANNOUNCEMENTS: Announcements from the auction box will take precedence over the information received from any prior written or oral information.

RESTRICTIONS: Buyer will take title to any property purchased at the auction subject to: Any and all (i) zoning, easements, covenants, conditions, restrictions, leases, rights-of-way, reservations, and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the property; and (iii) all matters that are visible or may be apparent on the bid property itself and rules of the Home Owners Association..

LIABILITY: All persons who attend the auction do so at their own risk. Neither the Sellers nor Auctioneers nor any other person connected with the auction assume any liability, legal or otherwise, for any accident, which may occur. Auctioneers are acting as selling agent only.

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales, final total is the contract price.

TERMS OF SALE: Property sells subject to the Sellers' confirmation.

REAL ESTATE EARNEST MONEY: Ten (10) percent of total contract price as earnest money deposit is due the day of auction. We will take your good check; remaining balance in full due at closing. Deposits will be placed in the escrow account of attorney/escrow agent Robert R. Lomax, 1301 First Avenue, Suite 102, Columbus, Ga. 31902. Office 706/322-0100, Fax 706/322-1922.

CONTINGENCY: There is no contingency for financing, nor any other contingencies. Property is selling "as is" with no warranties, express or implied, except for good title and free of all liens.

CLOSING: Closing on or within 30 days of auction.

POSSESSION: Possession of premises will be granted at the time of closing.

TAXES: To be prorated as of the closing date.

GUARANTEE: The property shall be auctioned and sold in its present "as is" condition, with all faults, and without any warranties or representations whatsoever except for a warranty of title in the deed from the Seller to Buyer. The Warranty Deed from Seller to Buyer is to be executed by both Seller and Buyer, which deed shall specifically state that the bid property is accepted by Buyer in its present "as is" condition, with no warranties or representations whatsoever except for the warranty of title set forth in the deed.

SALES CONTRACT: A copy of the contract Buyer will be required to sign is located on our website or by request. This is a legal and binding document. Please review before bidding and be prepared to sign and have earnest money deposit of Ten (10) percent of contract total. We will take your good check, made out to Robert R Lomax, escrow agent day of auction.

ANNOUNCEMENTS: From the auction box, auction day, will take precedence over any printed information contained herein and/or any other forms of advertisements.

CONTRACT: The real estate terms stated herein will form a portion of the contract between the buyer and the seller and are binding on both.

INFORMATION / APPOINTMENTS:

800/482-0775 (24/7)

theauctionway.com

706/884-3062

ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WAS FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT INFORMATION IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR OWN FINAL DUE DILIGENCE.

DAVID FIELDS HOME AUCTION



Real Estate **AUCTION** *Fields*

Waterfront on Lake Oliver
LOCATION! LOCATION! LOCATION!
Home, Pool, Tennis Court, Party House
Located on 2 +/- Acres
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DAVID FIELDS HOME AUCTION



Real Estate Auction Fields

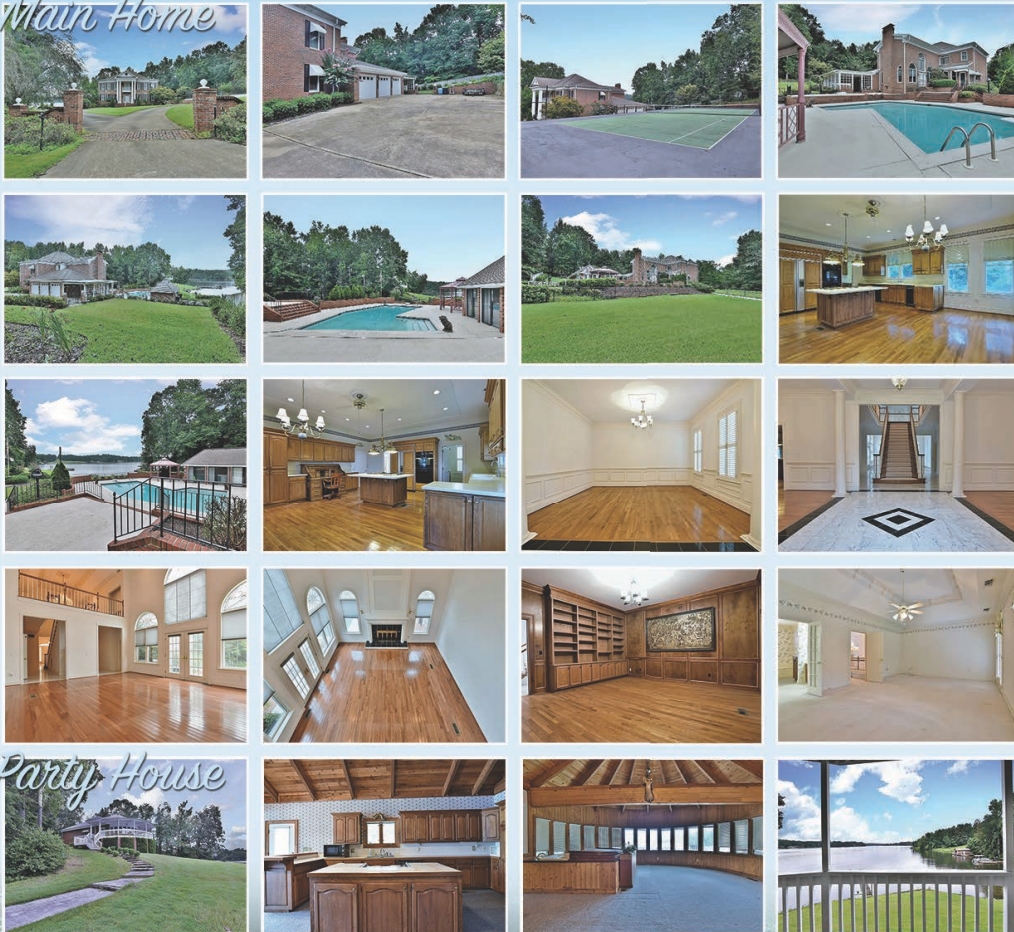
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DAVID FIELDS HOME AUCTION



Main Home



Party House



The Auction Way Company
P.O. Box 1663 - LaGrange, GA 30240
Gerald A Bowie Broker/Auctioneer GA LIC #177
800.482.0775 or theauctionway.com

DAVID FIELDS HOME AUCTION

Main Home

Home, 4,492 +/- sq. ft. (as per Lee County records) built in 1989.

2 stories, brick siding, architectural shingles, aluminum gutters, elevator, 1 fireplace, 3-car garage and single carport, brick entrance with concrete drive.

Floor One

Front Porch – 17'4" x 10'6".

Foyer – 16' 6" x 10' 10". 4 Columns, marble tile floor, 4-light chandelier, wide crown molding. Open to Living Room, Dining Room and Hall. Entry door is solid wood with leaded glass transom, side windows and plantation shutters.

Living Room - 14'3" x 15'6", Oak wood flooring, chair railing, wainscoting, wide crown molding, baseboard, 7-light chandelier.

Dining Room - 14'3" x 15'6", Oak wood flooring, chair railing, wainscoting, wide crown molding, baseboard, chandelier, door to the kitchen.

Hall – 16' x 22' 6", marble tile floor, elevator, wide crown molding, baseboard, 16-step 5'6" wide wood staircase with carpet runner. Entry to family room, half bath, kitchen and downstairs bedroom.

Half Bath – Located under the steps, 6' x 4'4", marble tile floor, and pedestal sink.

Kitchen – 19'6" x 22'6", wide crown molding, Oak wood flooring, 6-light chandelier over breakfast area, 2-light chandelier over stove, 10 can lights and ceiling fan. Solid surface tops with stainless double sink roll top desk for workstation.

Refrigerator/Freezer – Subzero Model/590, Serial #/M1036266

Double Oven - GE Model/J TP35D P1BB, Serial #/VS6 12556Q

Dishwasher – Whirlpool Model/WDF760SADB0, Serial #/F43807112

Garbage Disposal - 444 Incinerator Model 444-5, Serial #/03101859872

Trash Compactor – Whirlpool Model /TU8100XTP2, Serial #/D91887913

Stove – Jenn-Air, 4 eyes, griddle, fan, cutting board

Utility Room – 11'6" x 7'8", Oak wood flooring, wood cabinets with Formica tops, laundry sink, built-in ironing board, plantation shutters, washer/dryer hook-ups, 5-light chandelier, power panel.

Downstairs Bedroom – 19'4" x 15'10", wood walls, Oak wood flooring, 2 built-in closets, built-in bookshelves.

Full Bath – 11'4" x 7'9", tile floor, garden tub with marble surround, tiled walk-in shower, single vanity with marble top, 4-light vanity light.

Family Room – 22'6" x 19', 22' ceilings, Oak wood flooring, fireplace with marble hearth, 2 ceiling fans, 6 spot lights.

Floor Two

Master Bedroom – 24' x 15'6", carpet, 11' tray ceiling with crown molding, baseboard, ceiling fan with 5 lights, door to outside balcony, plantation shutters.

Master Bath – 11'2" x 5'6" dressing area, 2 single vanities on opposite walls, oak cabinets, 3 lights over each vanity, carpet. 19'4" x 10'9" bathroom area, tile floor, jetted tub with marble surround, walk-in tile shower, convenience center containing mini-refrigerator, microwave, toaster oven, and coffeemaker, commode room, plantation shutters, 6-light chandelier.

Walk-in Closet – 17'6" x 7'8", carpet, built-in shelving and shoe shelf, plantation shutters, secondary power panel.

Front Bedroom – 15'5" x 15'3", Carpet, crown molding, baseboard, plantation shutters, 5-light ceiling fan.

Closet – 7'8" x 5'5", carpet, built-in shelving and shoe shelf.

Entry to Bath and Bedroom – 4' x 7', carpet, access to attic.

Bathroom – 11'7" x 7', vanity room carpeted, single vanity with marble top, wet area has commode, tub/shower fiberglass insert with tiled walls, tile flooring.

Bedroom – Faces west. 11'10"x16', carpet, crown molding, plantation shutters, 3 light ceiling fan.

Closet – Cedar, 7'6" x 5'6" with built-in shelving.

Three Car Garage – 35' x 23' with entry into home through the elevator.

(2) Hot Water Heaters under the House

Rheem Model/81V52DTD, S/RH 0104F00922 and RH 0104F00938

HVAC - Ruud Model 13AJA36A01757, S/83446451218876

Carrier Dual Fuel Model 48GP-048115311, S/3303G51085

Air Handler in Attic – Advanced Distributor Products, Model HX8J36D14205, S/7112L10227

Elevator - Bagby Elevator (205) 591-4245

DAVID FIELDS HOME AUCTION

Real Estate
AUCTION



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DAVID FIELDS HOME AUCTION

Party House

25' x 49' (approximately 1,225 s.f.) with curved front facing Lake Oliver. Brick, architectural shingles, aluminum gutters, wired for security system. 8' wide wrap-around porch with metal roof. Sheetrock walls and carpet throughout the house. Crawl space.

Main Room - Vaulted ceilings with Cedar beam, decking, and wainscoting. Curved wall in front overlooking Lake Oliver. 6' x 6' Jacuzzi with 1.5 h.p. Magnatech Century LASAR Motor.

Kitchen - Wood cabinets, double stainless steel sink.

Oven/Range – Roper Nouvelle Range insert with 4 eyes

Dishwasher - GE Potscrubber 700 Model GSD700L-01 S/MA 706365 B

Refrigerator – Amana Model TJ20KW, S/8810086490

Bathroom – L-shaped vanity with single sink and marble top. Tile floor, commode room and walk-in tiled shower.

Utility Room – Carpet, laundry area with Whirlpool Heavy Duty Washer/Dryer set, laundry sink, wood shelving and storage. 65 Gallon State Couries 510 gas hot water heater.

HVAC – 2 Heil Quaker Tempstar dual fuel units. Manufactured date 5/89. Model NRGF30DDB03, S/ L892077860 and S/L892077837.

Amenities

Pool – 17' x 41' Gunite. Salt chlorination system, pool light and Jacuzzi at step entrance. 12' Aluminum Gazebo located by pool house.

Pool House – 13' x 31' brick with architectural shingles and aluminum gutters. Interior has carpet and paneling. Pumps for pool located in closet.

Bathroom has single vanity and fiberglass walk-in shower.

Kitchen has an L-shaped bar, stainless sink, mini-refrigerator, and Whirlpool icemaker.

Sitting area has can lighting and a ceiling fan. Heated and cooled by General Electric wall insert.

Three patio doors open towards the pool.

Hot water heater is Rheem electric and located in the attic. Wired for alarm system.

Tennis Court – Asphalt court recently painted, surrounded by black chain link fence 114' x 60', two sets of lights.

Dock – 4' x 26' walkway to 16' x 16' floating dock with electric boatlift. Max lift capacity of 5,500 lbs. lift is not in use, may need repair.

Irrigation – Mature landscaping with 4 zones controlled by Rainbird RC-1260Bi located under the house, pump located by dock, uses water from the lake, Century Model K48N2DB11A16, S/0461352 and an Additional pump and motor for water wheel and gold fish pond by driveway.

Services

Power Company - Tallapoosa River Electric Cooperative (334) 864-9331

Water - Phenix City Utilities

Natural Gas – Spire Energy

Cable and Internet – CTV Beam 334-298-7001

Trash Pick-up – Jim Edwards (706) 289-5255. \$22/mo., twice weekly.

Home Owners' Association (HOA) – River Ridge on Lake Oliver. \$400 per lot per year. There are 2 lots; total is \$800 annually.

Taxes – 2017 - \$5,883.92

DAVID FIELDS HOME AUCTION

