

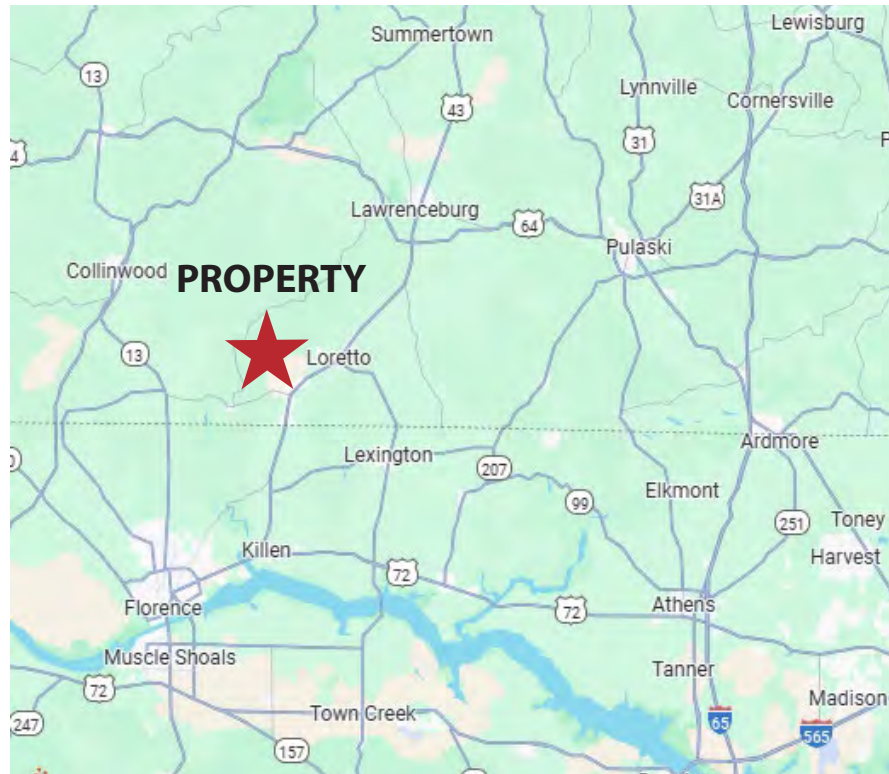


PRESORTED STANDARD
U.S. POSTAGE
PAID
FLORENCE, AL
PERMIT NO. 458

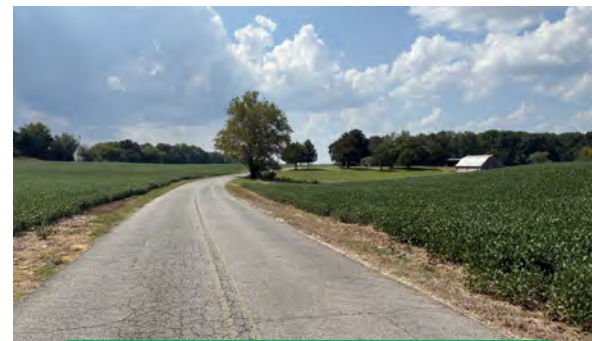
**Current Resident or
ECRWSS
Rural Route
Boxholder**



King Realty and Auction Company, Inc.



Terms: 10% down payment on day of sale. Balance due upon delivery of deed within 45 days from day of sale. Possession upon the delivery of the deed subject to the 2025 crop harvest. Seller will provide survey, deed and owner's title insurance. Seller reserves the right to accept or reject any and all bids. The real estate will be sold "AS-IS" without warranties of any kind. All information contained in this brochure is believed to be correct, but not guaranteed. Announcements made by the Auction Company on day of sale supersede any printed material.



Real Estate will be shown by
appointment, contact Agent's Office.

Open House:
Sunday October 26th 1:00P.M. to 3:00P.M.

**Visit our website at
www.kingrealtyandauktion.com
for additional pictures and information.**

Seller: Mary Elenora Simbeck Estate



A FAMILY SERVING YOUR AUCTION NEEDS SINCE 1939

AUCTION KING

SATURDAY • NOV. 1, 2025 • 10:00 A.M.

**207± Acres • 5 Parcels • Separate Locations
2 Homes • Farmland
Elenora Simbeck Estate
70 Mt. Nebo Rd., Loretto, TN
Sale Site – 70 Mt. Nebo Rd. (Parcel 4)**



PARCEL 4



PARCEL 1

Real Estate: This 207 +/- acre farm has been in the Hollmann family for over 100 years. The property is predominately in row crop production and includes two farmhouses, barns and sheds. The property has an abundance of road frontage and lies just outside the Loretto city limits. Conveniently located to Nashville, Huntsville and the Shoals area, this property offers an excellent opportunity for investment in prime real estate.



Directions: From the Post Office at Hwy 43 and Commerce St. in Loretto, go south on Hwy 43 for 2.1 miles. Turn right onto 2nd Ave. South, cross railroad tracks and turn left onto Mt. Nebo Rd. Go 0.5 mile to property on both sides of road.

HENRY J. KING, BROKER (AL #5403 • TN #6919) • PAUL L. KING, III (AL #5354 • TN #7184) • 401 S. PINE STREET, FLORENCE, AL 35630



Parcel 1: 65.27 ± Acres This parcel features the Hollmann homeplace, a 2-story home built in the early 1900's, as well as several barns/out buildings. The home consists of a living room, dining room, kitchen with pantry and 2 bedrooms on the main level. The upper level consists of 2 bedrooms and a bonus room. The home is served by well water but has city water to the home. The property fronts both Clax Branch Rd and Mt. Nebo Rd. This parcel consists of approximately 50 acres of farmland and approximately 12 acres of mature hardwood timber. The Texas Eastern gas pipeline crosses the southeast corner of the property and there is a TVA easement across the northeast corner of the property. This parcel will be offered in 3 tracts and combinations of tracts. Tract 1, the Hollmann homeplace, will not be combined with any other tract.

Parcel 2: 24.79 ± Acres This parcel fronts Clax Branch Rd and Mt. Nebo Rd and is predominantly farmland. There is a well located in the southeast corner of the property. This parcel will be offered in 3 tracts and again as 1 unit as a final sale.

Parcel 3: 40.87 ± Acres This parcel fronts Ball Park Rd and Mt. Nebo Rd. and is predominately farmland. The Texas Eastern gas pipeline crosses the southeastern corner of the property. This parcel will be offered in 3 tracts and again as 1 unit as a final sale.

Parcel 4: 33.71 ± Acres This parcel consists of the Elenora Simbeck homeplace, 2 barns and a shed. The brick home was built circa 1954. The brick home features 3 bedrooms, 1 bathroom, kitchen, living room, dining room, utility room and basement. This parcel fronts Mt. Nebo Rd. and is predominately open land with approximately 21 acres in row crop production. This parcel will be offered in 3 tracts and again as 1 unit as a final sale.

Parcel 5: 42.72 ± Acres This parcel fronts Mt. Nebo Rd. and is predominantly farmland. The Tennessee Southern Railroad borders the south side of the property. The west side of the property once bordered Hollman Rd which no longer exists. Caney Branch (dry) crosses the west side of the property. This parcel will be offered in 2 tracts and again as 1 unit as a final sale.

Utilities: There is a power line in Ball Park Rd at the southwest corner of Parcel 2, along Clax Branch Rd, and Mt. Nebo Rd near the southeast corner of Parcel 1. There is a power line and a water line along Mt. Nebo Rd. between Parcels 4 and 5. There is a water line that runs along Ball Park Rd to Mt. Nebo Rd, then to Clax Branch Rd, then extends north along Clax Branch Rd. There is a natural gas line in Mt. Nebo Rd throughout the property.

