

**Sale Name:** Wooded Lot In Elk Estates (Elk River Access)

**LOT 1 - 0.5 Acre± Wooded Lot In Elk Estates (walking distance of Elk River)**



**Description**

**ONLINE BIDDING ONLY AUCTION**

**WOODED 0.5 ACRE± LOT IN ELK ESTATES  
SUBDIVISION**

**Goldenrod Way · Athens, Alabama (*Limestone  
County*)**

**ONLINE BIDDING ONLY AT  
[WWW.FOWLERAUCTION.COM](http://WWW.FOWLERAUCTION.COM)**

**Bidding Will Begin To Close on Thursday, July 8th,  
2021 · 7 PM**

## ◆ ◆ **WALKING DISTANCE TO ELK RIVER** ◆ ◆

Lot #70 is an ideal home site that is within walking distance (approximately 150 yards) of public boat launch and picnic area. County water and utilities are readily available. This lot does not have any restrictions.

**Directions:** From Highway 99 & Elk River Mills Road in Athens, Alabama, travel west on Elk River Mills Road approximately 4.8 miles. Turn left onto Lentzville Road and travel approximately 2.4 miles. Turn left onto Elk Estate and travel to auction property on the right.

**Watch for Fowler Auction signs!**

### **AUCTION NOTES**

- This is an **ONLINE** auction only.
- A 10% Buyer's Premium will be added to the highest bid to arrive at the total bid price.
- A Fowler Auction representative will contact the winning Bidder the morning of Friday, July 9th, 2021 to schedule a time and place to meet, sign contracts & retain a 20% deposit (escrow money).
- A 20% deposit (escrow money) of the total purchase price will be due within 24 hours of auction's closing with the balance being due within 30 days.
- Property will be conveyed by Deed Description.
- 2020 taxes were \$39.00. 2021 Taxes will be pro rated.
- **No Broker Participation will be available for this auction.**
- For more information, please contact Daniel Culps at (256) 603-1249 or (256) 420-4454.

**NOTE:** It is very **IMPORTANT** that every Bidder read the terms & conditions **BEFORE** bidding

(either online or LIVE). Each Bidder is solely responsible for inspecting this property BEFORE bidding (property is sold AS IS, WHERE IS).

We strongly encourage all bidders to inspect/ask questions regarding this potential purchase.

This auction will be conducted by Fowler Auction & Real Estate Service, Inc.

Mickey Fowler, CAI, CES, AMM, AARE; ALSL466, TNSL1442, TNFIRM2315, MSSSL718F, GASL1394 Daniel Culps, CAI; ALSL5070, TNSL5890 8719 Highway 53 · Toney, Alabama 35773  
(256) 420-4454 [www.fowlerauction.com](http://www.fowlerauction.com)

**Quantity: 1**



<https://bids.fowlerauction.com/>