

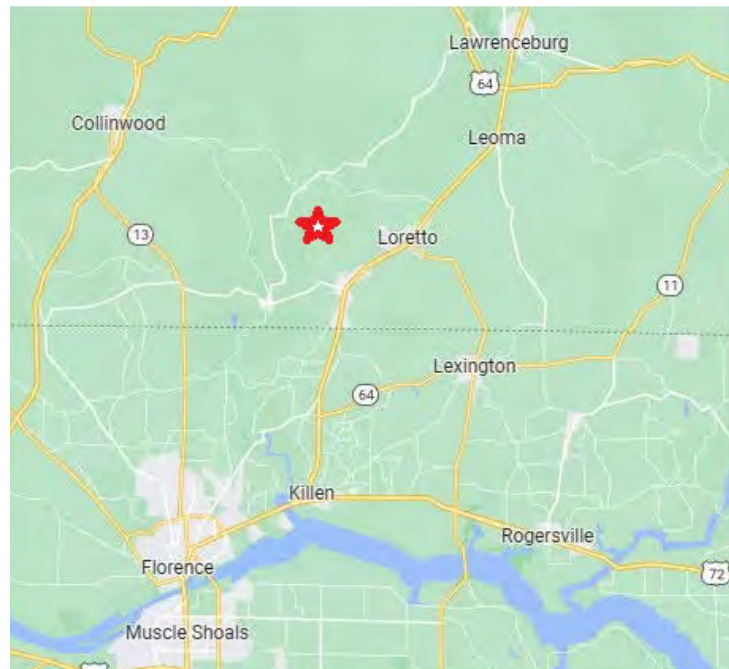


PRESORTED STANDARD
U.S. POSTAGE
PAID
FLORENCE, AL
PERMIT NO. 458

**Current Resident or
ECRWSS
Rural Route
Boxholder**



King Realty and Auction Company, Inc.



Sellers: Charles and Mary Kress

Terms: 10% down payment due upon signing of contract within 24 hours of end of sale. Balance due upon delivery of deed within 30 days from day of sale. Seller will provide survey, deed and owner's title insurance. No percolation tests or soil borings have been performed on this property. The septic system for the cabin located on Tract 1 was installed prior to Sellers' ownership. Neither Seller nor Agent make any warranties or representations pertaining to any aspect of the septic system or to the percolation of any of the tracts whatsoever. Seller reserves the right to accept or reject any and all bids. 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. Changes made by the Auction Company during the online auction supersede any printed material.

**Open House:
Sunday, Aug. 20, 2 - 4 PM and
Sunday, Aug. 27, 2 - 4 PM**

Please visit our website at www.kingrealtyandauction.com for additional pictures and information.



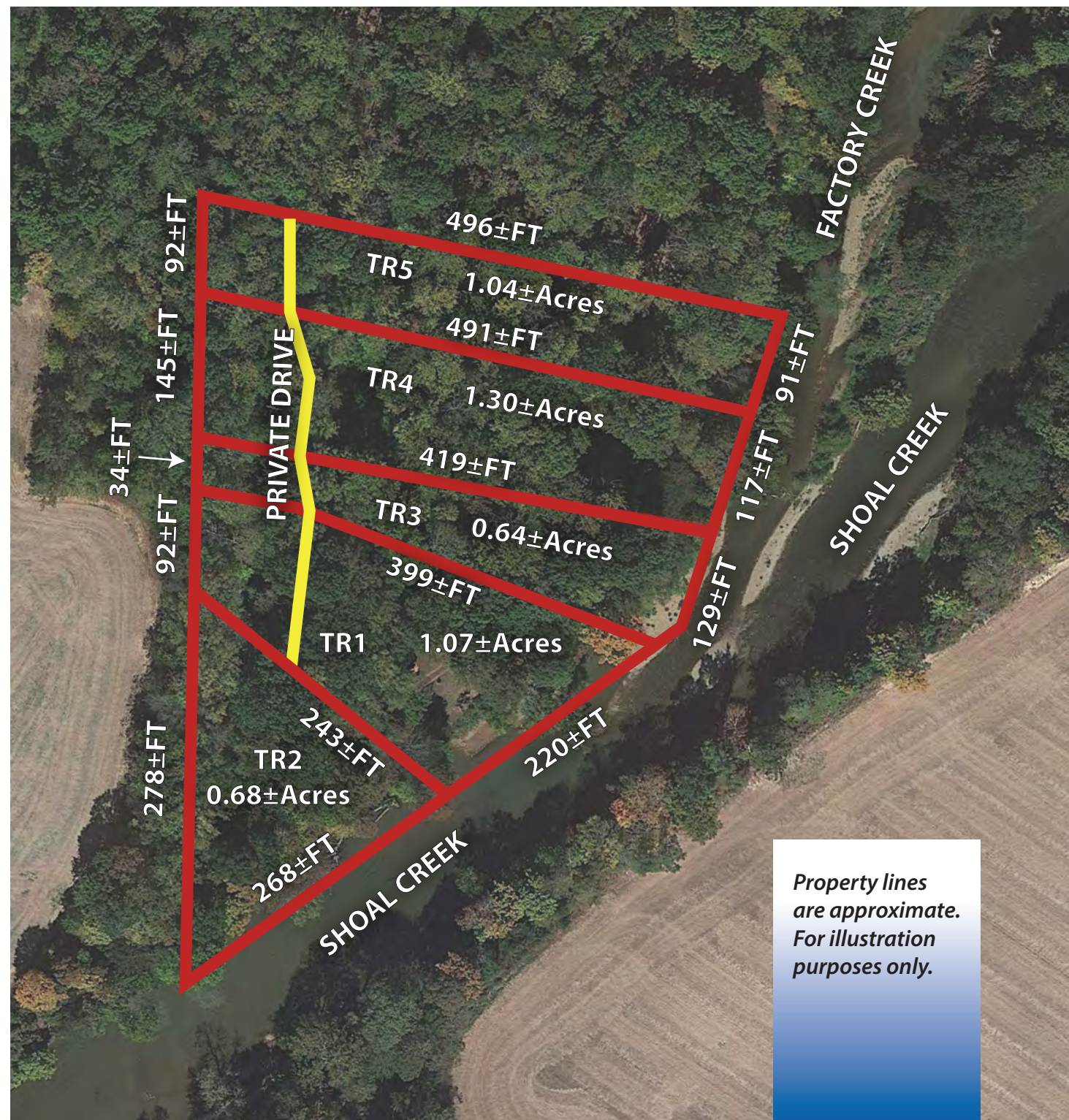
**Shoal Creek – Factory Creek
4.75± Acres – Cabin – 5 Tracts • Railroad Rd, West Point, TN**

**Bidding Opens: Wednesday, August 30 at 8 AM
Bidding Ends: Thursday, Sept. 7 at 6 PM with soft close
Bid online at: kingrealtyandauction.hibid.com**



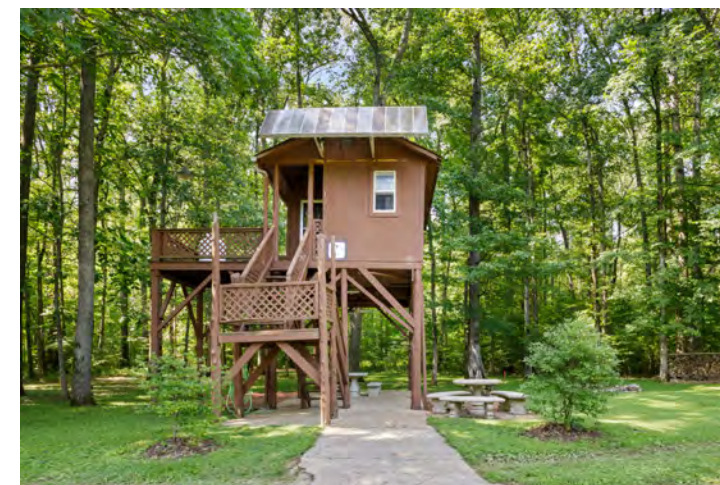
Directions: From the intersection of N. Military St. (US 43) and Busby Rd in Loretto, go West on Busby Rd for 7.3 miles. Turn left on Hardin Loop and go 3.2 miles. Turn left on Railroad Rd and go 0.8 miles. Turn left onto a private drive (gated) and go to the property at the end.

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



Real Estate: This 4.75 +/- acre wooded tract lies on the banks of Shoal and Factory Creeks, just south of West Point, TN. The property boasts nearly 800ft of creek frontage and is located at the end of a private, gated, 30ft right of way that extends from Railroad Rd. The property features a 180 +/- sf cabin, built circa 1995, that consists of a multipurpose room, bathroom, deck and patio. The cabin is served by a drilled well, solar electric, propane, and a septic system (size, type and location unknown). The property lies in flood zone A. This property offers a rare opportunity to invest in quality recreational property.

Please visit our website at www.kingrealtyandauction.com for additional pictures and information.



The property will be offered in 5 tracts with each tract being a final sale. There will be no combinations of tracts. The bidding for each tract will close in chronological order starting with Tract 1.



- Tract 1** – 1.07 +/- acres with cabin and 220 +/- ft along Shoal Creek
- Tract 2** – 0.68 +/- acres with 268 +/- ft along Shoal Creek
- Tract 3** – 0.64 +/- acres with 31 +/- ft along Shoal Creek and 98 +/- ft along Factory Creek
- Tract 4** – 1.30 +/- acres with 117 +/- ft along Factory Creek.
- Tract 5** – 1.04 +/- acres with 91 +/- ft along Factory Creek

Property lines are approximate. For illustration purposes only.

Please visit our website at kingrealtyandauction.com for link to the auction.

