

THE ESTATE OF E.C. & INEZ T. REEVES

ONLINE ONLY AUCTION ENDING JAN. 14 AT 1:00 PM

14.29 Acres With 2 Houses Fronting on US Hwy #1 and Johns Lane Across From The Appling County High School & Elementary Complex. It Will Be Offered Divided into 5 Tracts. Excellent Investment Property!

Buy One, Buy Several or Buy All! A Rare Opportunity!!



Tract 1 – Home on 0.67 Acre Corner Lot Which Features 1,093 Square Feet of Living Area With a Living Room, 3 Bedrooms, 1 Bath, Kitchen and Inside Laundry Room. Ideal Investment for a Rental House or Professional Office Space. Needs Cosmetic Repairs. Buy it to Rent or Flip! Bidding Will Start at Only \$20,000!



Tract 2 – Brick Home on 1.42 Acre Lot. House has 1,878 Square Feet of Living Area With a Living Room, Dining Room, Den with Stone Fireplace and Built-In Bookshelves, Large Kitchen with All Appliances and Lots of Cabinets, 3 Bedrooms, 2 Baths, Large Inside Laundry with Wall of Built-In Cabinets, Large Screen Porch, 2-Car Garage and Central Heat & Air. There is an Outside Cookhouse and Storage Building. Bidding Will Start at Only \$60,000!



Tract 3 – 1.22 Acre Lot With a Zero-Value House that needs to be removed. The Beautiful Lot Has Potential for Commercial, Professional Office or Residential Use. Bidding Will Start at Only \$15,000!



Tract 4 – 4.56 Acre Lot With 2 Storage Buildings and Good Pine Timber Value. Ideal Mini-Farm Size Lot to Build a New Home On. Great Potential for a New Residential Subdivision. If a Developer Buys Both Tract #4 and Tract #5 He Will Have 10.97 Acres for a Small Residential Subdivision that Would Supply Some Much Needed Home Building Lots for the Area. Bidding Will Start at Only \$30,000!



Tract 5 – 6.40 Acre Lot With Good Pine Timber Value. Great for a Mini-Farm Size Home-Site. Great Residential Subdivision Potential if Purchased Along with Tract #4. Bidding Will Start at Only \$45,000!



Tract 6 – 14.29 Acres (Tracts #1 thru #5) Which is the Entire Property. The Final High Bid on This Tract Must Be Greater Than the Sum Total of the 5 Individual Tracts. Bidding Will Start at Only \$170,000! **See Reverse Side for Aerial Map & Plat of Survey**

Pre-Auction Offers Will Be Considered!!

This is a Joint Venture Auction with The Atkins Agency. You May Call the Auction Company or Dale Atkins at 912-367-7701 for an Appointment to See the Properties.

DETAILED INFORMATION & BIDDING INSTRUCTIONS AT:

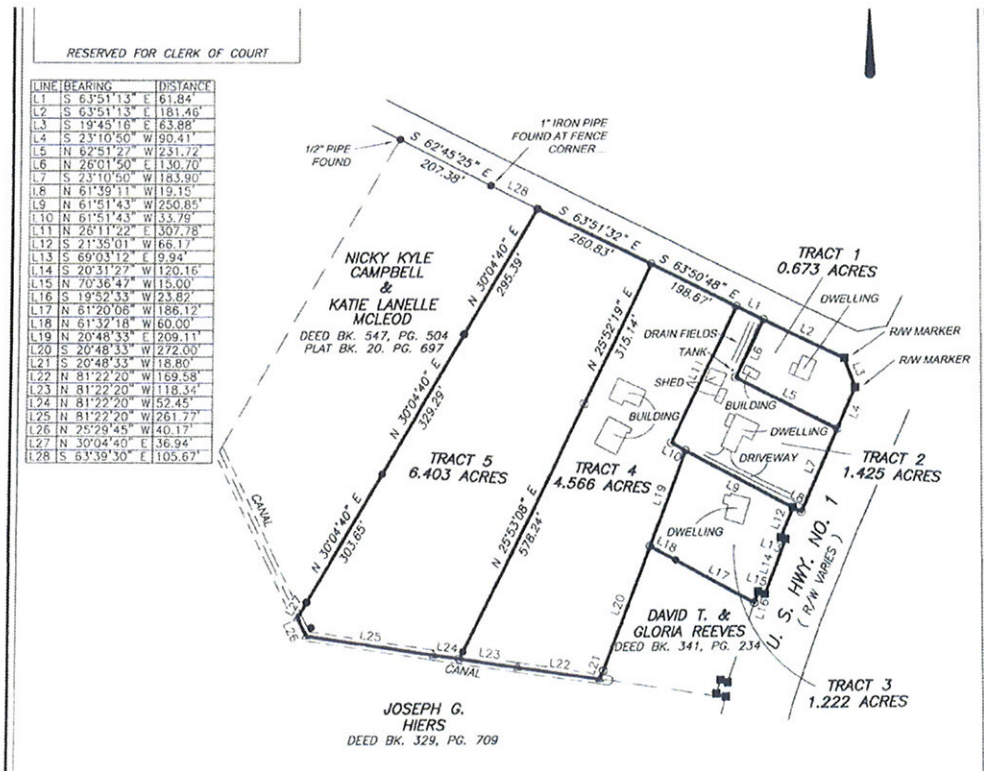
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Professional Auctioneers, Inc. 229-242-5412 Valdosta, GA - G.A.L. #C1409

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Plat of Survey



Aerial Map

