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Saturday January 21, 2017  
Chelsea, Alabama

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16 HOME SITES  
FLAGSTONE SUBDIVISION

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REGISTRATION BEGINS AT 12:00 PM  
AUCTION BEGINS AT 1:00 PM

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This is a rare opportunity to purchase prime residential home sites in Chelsea. Flagstone is a small subdivision of only 25 lots which features a professionally landscaped entrance and a charming curbed street winding through rolling hills. All utilities are underground and each lot is approved and ready for the home of your dreams.

Flagstone is located adjacent to Yellowleaf Game Preserve and less than three miles from Chelsea Middle School. Given the beauty and location of these properties, this auction presents the opportunity of a lifetime to buy prime real estate at your own price. Builders and brokers are welcome.

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## **AUCTION INFORMATION**

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### **PROPERTY INSPECTION**

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The property is available for viewing anytime.

### **PROPERTY DIRECTIONS/LOCATION**

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**DIRECTIONS:** From I-459, go east on Hwy 280 for 10.5 miles. Turn right across from McDonalds onto Hwy 47 and go 0.8 mile to stop light. Turn right on Hwy 39 and drive 2.5 miles. Turn right on Hwy 36 and go 0.8 mile to Flagstone entrance on right.

### **AUCTION REGISTRATION**

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To bid at the auction, you must first register and receive a bid number. A Bid Deposit in the amount of \$1,000 per lot purchased will be required at registration and will be refunded at the close of the auction, or applied to the earnest money deposit, as appropriate. The Bid Deposit may be in the form of a certified check made payable to the bidder, or a personal or company check with a bank letter of guarantee.

### **PROPERTY PREVIEW**

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We will have staff at the property on Friday, January 20 from 12:00 to 4:00 and on Saturday, Jan 21 from 9:00 to 11:30. You are also free to drive through the property anytime.

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## **AUCTION SALE SITE**

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Auction will be held at the Hampton Inn & Suites Birmingham/280 East-Eagle Point, 6220 Farley Court, Birmingham, Alabama, 35242, 205-981-0024

## **AUCTION TERMS**

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A ten percent (10 %) down payment will be due immediately upon being declared the Buyer. The balance of the purchase amount will be due at closing within 30 days.

## **AUCTION FEE**

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A buyer's premium of 10% will be added to the successful high bid price to arrive at the total contract price paid by the purchaser.

## **BROKER PARTICIPATION**

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United Country-Redfield Group Auctions, Inc. encourages buyer broker participation and will pay a fee to the purchaser's Realtor/broker-subject to certain guidelines. Call 256-413-0555 or email [info@redfieldgroup.com](mailto:info@redfieldgroup.com) for details.

**DISCLAIMER** Information contained herein was derived from sources believed to be correct, but is not guaranteed. United Country - Redfield Group Auctions, Inc. is the selling agent only. It is the responsibility of the buyer and/or the Buyer's Agent or Broker to determine the accuracy of all measurements and specifications of property. In the unlikely event that the owner does not honor any bid or fails to close title in accordance with the winning bid or contract entered into with respect to this property, the Auctioneer or Auction Company will not be held responsible or liable in any way. Likewise, the Auctioneer or Auction Company will not be responsible if the property is unsatisfactory to the bidder in any way. A 10% Auction Fee will be added to the winning bid price. All property is subject to sale prior to auction. All measurements are approximate.

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1044 Sutton Bridge Road  
Rainbow City, AL 35906  
Phone: 866-673-9270  
256-413-0555 Fax: 256-467-7359  
Mike Fisher Auctioneer # AU#1035 / Firm # 1337F