

AU AUCTION

Saturday ★ August 6th ★ 11 A.M.

Absolute Auction

The Noble Mahan Trust

Larry Mahan Trustee

Selling For Division Among Heirs

66[±] Acres

Offered In 6 Tracts

354 Hancock Mountain Trail Fairmount, Cherokee County, GA

**This property has been in the Mahan Family for over 50 years.
*Never before offered for sale!***

AUCTIONS UNITED INC.
Licensed • Bonded • Insured

GAL C-2442



16 Commerce Court, Rome, Georgia

(706) 295-7501

1-800-222-5003 ★ auctionsunited.com

Pasture Land, Ideal for Horses or Cattle

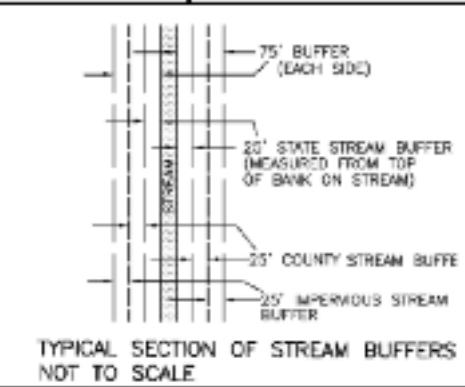
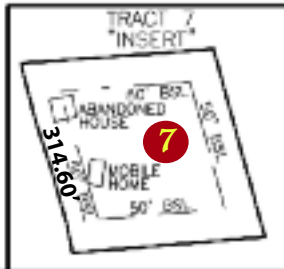
25' COUNTY
STREAM BUFFER

25' IMPERVIOUS STREAM
BUFFER

Center Line Salacoa Creek Tributary
& Property Line

25' STATE STREAM
BUFFER

77 Acres
Hancock
Mountain Trail
"Insert"



Hancock Mountain Trail
30' R/W
SCRIPTIVE) 12' ASPHALT PAVEMENT

ONLY, THIS PROPERTY IS IN ZONE "X" AND ZONE "A" OF THE FLOOD
COMMUNITY PANELS Nos. 13057C0020 D AND No. 13057C0040 D,
EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND A PORTION SHOWN BY
FEDERAL FLOOD HAZARD AREA. THERE IS NOT A PUBLISHED FLOOD
MAPS.



*Beautiful rolling
pastureland*



*Over 2,600
feet of creek
frontage*

Only 6 miles from Lake Arrowhead

or visit our website at www.auctionsunited.com

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**354 Hancock Mountain Trail
Fairmount, Cherokee County, GA**

Location: From *Waleska*, take GA Highway 140 West 2.7 miles. Turn right on Salacoa Road and go 5.6 miles. Turn right on Cagle Circle and go 3/10 mile. Turn left on Hancock Mountain Trail and go 1/2 mile to the property. *Our signs will direct you.*
GPS Coordinates: 34° 23' 55"



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AGRICULTURAL ★ COMMERCIAL ★ RESIDENTIAL

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**Time Value
Do Not Delay**

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All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. 2011 For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead-based paint hazards.