

# AU AUCTION

Saturday ★ April 4th ★ 11:00AM

## COURT ORDERED SALE!

### The Debbi Bailey Estate

21.1 Acres, 4 Tracts, 2 Houses  
Fort Payne, Alabama

Co-Broker  
*Wilson Realty*  
256-845-1530



**OPEN HOUSE:** Thursday,  
April 2nd 10-2PM.  
(other times by appointment)



Check our video on  
YouTube under  
"The Debbi Bailey Estate  
Fort Payne, Alabama"

**Real Estate Terms:** A 10% Buyers Premium will be added to the final bid and due the day of the sale. The balance is due on or before closing within 30 days after Probate Court approval.

**Locations:** **Property Site 1:** 5967 County Road 85, Fort Payne Alabama. **Property Site 2:** 676 County Road 678, Fort Payne, Alabama. Both sites are near Henegar and Fort Payne. Look for the Auctions United signs.

**For more information:** Call Jim Givens at Auctions United, 800-222-5003, Wilson Realty, 256-845-1530, Randy Wilson, 256-997-6972, or Beau Wilson, 256-844-7298

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. You must register to bid. You may register upon arrival at the property site. A drivers license or other picture ID will be required to register.

**AUCTIONS UNITED INC.**

Licensed • Bonded • Insured



16 Commerce Court, Rome, Georgia

James Givens, AL Broker Lic. Q4D 8246  
James Givens, AAL 1218

**800-222-5003 ★ auctionsunited.com**

# The Debbi Bailey Estate, Fort Payne, Alabama

**PROPERTY SITE 1** includes a house at 5967 County Road 85 in Fort Payne. It's a 900 sq. ft. home built in 2012. It has two bedrooms and one bath. The kitchen has wood cabinets, a dishwasher, and microwave oven. There is a utility area with washer and dryer connections. It has an asphalt shingle roof. There is a front porch with white railing and a screened-in back porch. The front steps are new. There is a storm shelter and two utility buildings, one with a carport. The house sits on 6.1 acres designated as tract one.



**Tract 2** is 5.7 acres of mostly row crop land with road frontage on County Road 85. **Tract 3** is 5.9 acres of part woods and part row crop land. It sits at the back of the site and has road frontage along County Road 623.



**PROPERTY SITE 2** is at 676 County Road 678 in Fort Payne. This house is a fixer upper and sits on a 3.1 acre triangular tract and includes a small .3 acre lot across the road. It was built in the 1940s. It's a single-family residence with 2 bedrooms, one bath, metal roof, and a front porch. There are a couple of small utility buildings behind the house.



**Look for the  
Auctions United  
signs!**

# 21.1 Acres, 4 Tracts, 2 Houses



# **AUCTION**

## **Saturday**

## **April 4th**

## **11:00 AM**

## **COURT ORDERED SALE!**

### **The Debbi Bailey Estate**

### **21.1 Acres, 2 Houses**

### **5967 County Road 85**

### **676 County Road 678**

### **Fort Payne, Alabama**

★  
**Property 2 Site**

★  
**Property 1 Site**

**Auction Site: 5967 County Road 85 Fort Payne, Alabama**

Co-Broker:

*Wilson Realty*

**256-845-1530**

**Fort Payne, Alabama**

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