

Single Family Residence: Athens, AL

Property No.: 6305
Auction No.: 260414



Property Details

Property Type:	<i>Residential</i>
Seller Type:	<i>Bank Owned</i>
Auction Type:	<i>Reserve</i>
Beds:	<i>3</i>
Baths:	<i>2</i>
Total Land Area:	<i>0.25 ± Acres</i>
Square Feet±:	<i>1,822</i>
Year Built:	<i>2022</i>
Subdivision Name:	<i>Brookhill Landing</i>
Lot Numbers:	<i>8</i>
Tax Identification Number:	<i>10-08-28-0-001-008.000</i>
County:	<i>Limestone</i>
Address:	<i>13871 Hickory Brook Road Athens, Alabama 35611</i>
Occupancy Status:	<i>Vacant</i>
Lat/Lon:	<i>34.75852, -86.96107</i>

Agent Details

Listing Agent Information:

*Lydia Collins
Southern Lakes Real Estate
256-710-2018
LydiaCollins36@gmail.com*

Buyer Agent Commission:

For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

*William Phalen
Sherman & Phalen, LLC
1165 Northchase Parkway SE, Suite 450, Marietta, GA
30067
770.579.0109*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

A 10% or \$250.00 Buyer's Premium, whichever is greater, will be added to the high bid amount.

Description

A **Tesla charging station** is installed in the garage (see in photos)

This is an online auction — the final sale price is determined when bidding closes. A 10% Buyer's Premium applies. Please review our Terms & Conditions for full details, including Extended Bidding rules.

Ready to bid? Click the blue '**Login**' button above to create an account or sign in.

Working with an agent? After creating your bidder account, you and your agent needs complete the Broker Registration Form in the Downloads section and email it to info@7hauctions.com. This form submission will link your account in our system with your agent.

Closing timeline: This property must close within 30 days. Full closing details are in our Terms & Conditions.

Financing or cash? Both are welcome. Closing is required within 30 days — if using financing, confirm with your lender upfront that they can fund within that timeframe. Estimated closing costs are in the Closing Fee Sheets under Downloads. See our Terms & Conditions for deposit and closing requirements.

Want to tour the property? Contact the listing agent above to schedule a showing.

Questions? We're here to help. 800-742-9165 | ✉ info@7hauctions.com

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165





