

LIVE & ONLINE LAND AUCTION

2,103 ± ACRES | 6 TRACTS | WALKER COUNTY, AL
Multi-Par Auction Format

Bidding Begins: 6/19/25 at 11:00 AM CST

REGISTER TO BID: At the Live Auction Location or at Auctions.NationalLand.com

LIVE AUCTION LOCATION: Fairfield Inn & Suites • 1795 Morris Avenue • Fultondale, AL 35068
Auctioneers: Joel King - Alabama Lic. #5672; Nate Lipscomb - Alabama Lic. #5529

AUCTION, AUCTION, AUCTION! The Mulberry Fork Riverfront Property is being offered by live and online simulcast auction on Thursday, June 19th at the Fairfield Inn & Suites in Fultondale, Alabama. This 2,103 acre tract will be offered in six very unique tracts of varying acreage with the opportunity to purchase a single tract, multiple tracts or the entire property. If you dream of owning a piece of paradise, you must check out this stunning property in Walker County, Alabama. This land offers an incredible opportunity for hunting enthusiasts and those who appreciate the beauty of the great outdoors. With its rich timber resources, it's not just a haven for wildlife but also a great investment. This property is special because of the remarkable 2.6 miles of river frontage along the Mulberry Fork. Imagine waking up to the serene sounds of flowing water and spending your days fishing, kayaking, or simply relaxing by the riverbank. Convenience is also a big plus here! Located just a short drive from Birmingham and about an hour and a half from Tuscaloosa, you can enjoy the tranquility of nature without being too far. Plus, with power available on the property, it's perfect for setting up a cozy cabin or even a full-time residence.

TERMS AND CONDITIONS:

The Mulberry Fork Riverfront Property consisting of 2,103+/- acres located in Walker County, Alabama is being offered at auction both live and by online simulcast bidding. The Live Auction will take place on Thursday, June 19th, beginning at 11:00 a.m. CST at the Fairfield Inn & Suites, 1795 Morris Avenue, Fultondale, AL 35068.

Bidding will be started with High Bidder Choice. After all tracts have bids, the tracts will be offered in Multi Parcels and as an entire Tract. There will be online simulcast bidding available the day of the sale. All bids will be made on a per acre basis.

The property will be offered in Six Tracts.

Tract 1: 305+/- Acres (Timberland, Recreational))

Tract 2: 576+/- Acres (Timberland, Recreational, Creek, Lake)

Tract 3: 286+/- Acres (Timberland, Recreational, Mulberry River Frontage)

Tract 4: 320+/- Acres (Timberland, Recreational, Mulberry River Frontage)

Tract 5: 295+/- Acres (Timberland, Recreational, Mulberry River Frontage, Lake)

Tract 6: 321+/- Acres (Timberland, Recreational, Lake)

Tracts will be surveyed before closing and final sales price will be based on the total surveyed acres at the accepted per acre bid price.

A 60' Easement will be granted along the road through the middle of the property to grant access and possible utilities to Tracts 3, 4 and 5 if necessary. No utilities will be provided by the seller.

Winning bidder or bidders will be required to immediately pay a non-refundable deposit of no less than ten percent (10.00%) of the "Total Contract Price". The balance will be due on or before 30 days from execution of agreement. Bidders will be required to bring a cashier's check in the amount of \$10,000 dollars for each tract they intend to bid on. The balance of the deposit will be paid by company or personal check. Contact Auction Company for questions or other arrangements prior to auction date.

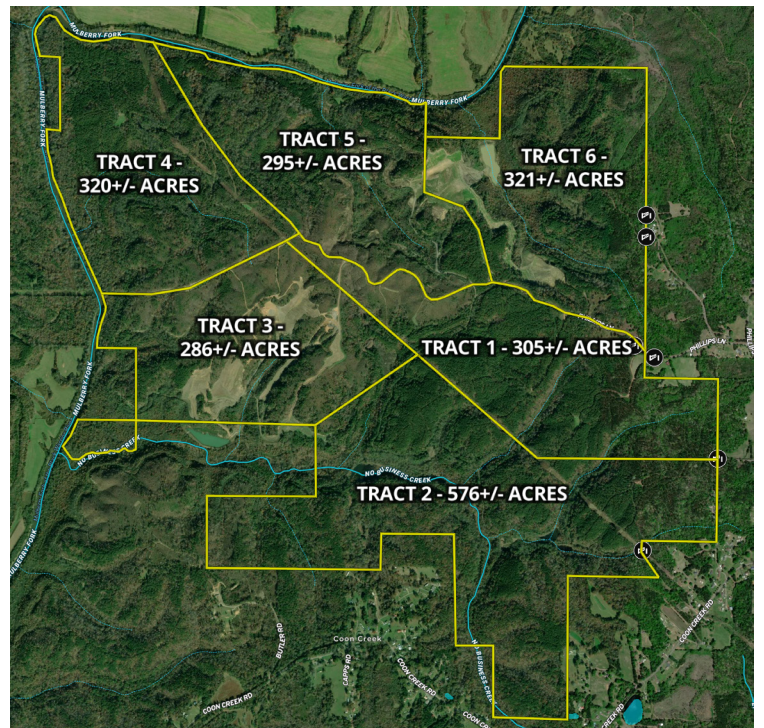
Purchasers of the property can take immediate possession upon closing.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

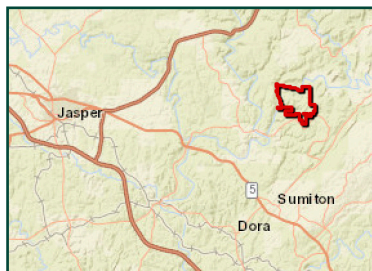
There is a 10% Buyers Premium. This Premium will be in addition to the acceptable high bid amount to arrive at the "Total Contract Price".

All auction registration will close at 10:45 CST on June 19th, 2025. Online Bidders will need a reliable internet source to complete bids online.

All final bids must be approved by Seller.



0 Phillips Lane, Empire, AL 35063



PROPERTY LOCATION:

From I-22 take Exit 87 and turn right for 8.8 miles to Bryan Road. Turn Right for .5 miles to Main Street. Turn left for .25 miles to Empire Road. Turn Right for 5.75 miles to Little Vine Road. Turn left for .5 miles to Coon Creek Road. Turn Right/Follow Road 1.5 miles to Phillipstown Road. Turn Right for .75 mile to Phillips Lane. Turn left and stay left for just over .25 miles to the gate.



REGISTER TO BID

Financing Offered by Alabama Ag Credit
alabamaagcredit.com

Full Terms & Conditions Available at
Auctions.NationalLand.com

FOR MORE INFO AND TO REGISTER TO BID ONLINE, VISIT [AUCTIONS.NATIONALLAND.COM](https://Auctions.NationalLand.com)

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REALTY

Monroe Payne
Partner
mpayne@nationalland.com
Mobile: 205-652-3333
Office: 205-579-8418
Fax: 205-343-2144

Nate Lipscomb
Auctioneer - AL LIC. 5529
nlipscomb@nationalland.com
Mobile: 334-799-4915
Office: 855-384-5263
Fax: 864-331-1610