



AUCTIONEERS & REALTORS

P.O. Box 370 • Shellman, GA 39886

(229) 679-2223

GAL# 2663, AAL# 5018

FLAL #AB2863, FLAL# AU3959

www.barfieldauctions.com

Prsrt Standard
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PAID
Permit 125
Valdosta, GA

AUCTION DATE AND TIME: Saturday, March 29, 2025
10:00 A.M., C.S.T.

AUCTION SITE: Selling On Site

DIRECTIONS TO PROPERTY: From Eufaula, Alabama at the intersection of E. Barbour Street and S. Eufuala Ave, travel South on S. Eufuala Ave for 6 9/10 miles. Turn left on State Route 95 and travel 4 miles. Turn left on County Road 97 (River Road) and travel 2 4/10 miles. Turn left on Peeble Cove Road and travel 1/2 of a mile. The property is located on the left & right.

INSPECTION: Call Barfield Auctions, Inc. at 229-679-2223 for more information, or private showing.

REAL ESTATE AUCTION

HENRY COUNTY, ALABAMA



REAL ESTATE AUCTION

HENRY COUNTY, ALABAMA

* CONDITIONS OF THE AUCTION *

REAL ESTATE TERMS: The successful purchasers will be asked to sign the Seller's real estate purchase agreement on auction day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the confirmation of the sale, at which time the purchaser will pay the balance of the purchase price.

A 10% buyer's premium will be added to all purchases to arrive at a contract price. Purchaser will pay all closing costs.

DISCLAIMER: The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. The property will be sold for all cash. Each bidder must conduct and rely solely on their own investigation and inspection. Please review all information and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over any prior oral statements or written material except for the fully executed purchase agreement and subsequent closing documents.

Conduct of the auction and increments of bidding are at the direction of the Auctioneer. All properties will be sold subject to sellers confirmation within 96 hours.

Purchasers shall view property at their own risk. Seller shall not be liable for any injury or damage during the inspection of the property.

SURVEY: If property sells divided then property must be surveyed prior to closing by a licensed Alabama registered Surveyor. The Purchaser will pay the cost of the survey. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. Barfield Auctions, Inc., will have the final approval of the selected surveyor.

AGENCY DISCLOSURE: In this transaction Barfield Auctions, Inc. is acting as agent for Seller not as Buyer's agent, but does not have authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE AND DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature. They are not guaranteed by the seller or Barfield Auctions, Inc.

Saturday, March, 29th
10:00 A.M. C.S.T.

206± Total Acres

Excellent Investment Property

Great Development Potential

www.barfieldauctions.com



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P.O. Box 370 • Shellman, GA 39886
(229) 679-2223 • 1-877-679-2223

Vince Barfield

Auctioneer/Broker

GAL# 2663, AAL #5018

FLAL #AB2863 - FLAL #AU3959



REAL ESTATE AUCTION

HENRY COUNTY, ALABAMA

SATURDAY, MARCH 29TH • 10:00 A.M. C.S.T.

206± TOTAL ACRES

**Loaded
With
Wildlife**

**Beautiful
Hardwood
Bottoms**

206± TOTAL ACRES HENRY COUNTY, ALABAMA

- 206± Total Acres
- Merchantable Pine Timber
- Beautiful Hardwood Bottoms
- Beautiful Homesites
- Running Streams
- Paved Road Frontage On Pebble Cove Road And Lakefront Drive
- Great Development Potential
- Ideal Weekend Retreat Location
- Load With Wildlife
- Short distance To Boat Ramps On Lake Eufaula
- Minutes From Eufaula And Abbeville
- Offered Divided Or As A Whole
- Selling On Site

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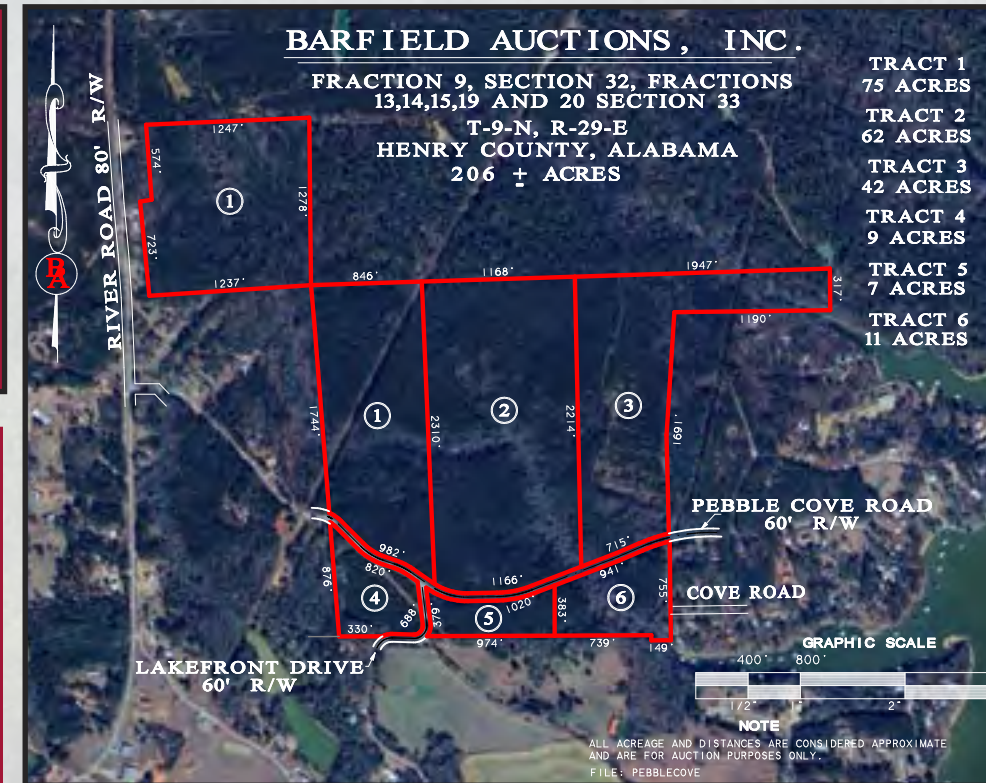
Call: Vince Barfield @ 229-679-2223
 Cole Barfield @ 229-886-2117
 or
 Email: vince@barfieldauctions.com
 For Information And Brochures

Selling On Site

TO VIEW ADDITIONAL PICTURES VISIT US ON THE INTERNET AT www.barfieldauctions.com

CALL VINCE BARFIELD
 AT 1-229-679-2223
 FOR INFORMATION AND BROCHURES
 EMAIL: vince@barfieldauctions.com

- All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed by Barfield Auctions, Inc.
- All announcements made from auction podium supersede any printed material or prior oral statements.
- Go to www.barfieldauctions.com and sign-up to receive e-mail notifications of upcoming auctions.



Offered in Conjunction With
 Mike Matre, ALC, RF, ACF
 Senior Advisor & Associate Broker, Saunders Real Estate
 229-869-1111 or mikem@saundersrealestate.com



Troy Amos, RF
 Associate Advisor, Saunders Real Estate
 706-223-9324 or Troy Amos troy@saundersrealestate.com

INVEST IN AMERICA...BUY LAND

PRIME INVESTMENT OPPORTUNITY

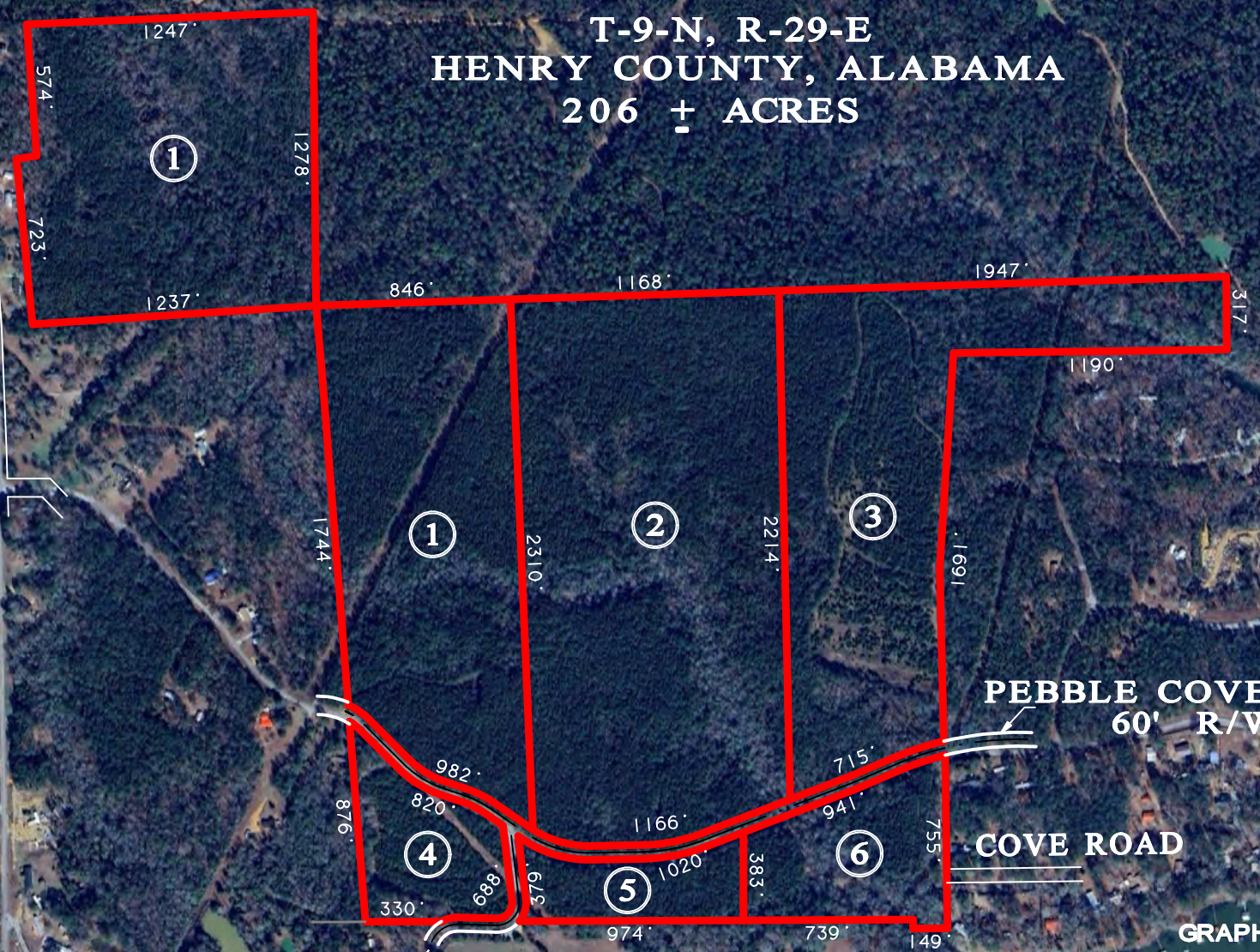
BARFIELD AUCTIONS, INC.

FRACTION 9, SECTION 32, FRACTIONS
13,14,15,19 AND 20 SECTION 33

T-9-N, R-29-E
HENRY COUNTY, ALABAMA
206 ± ACRES

- TRACT 1
75 ACRES
- TRACT 2
62 ACRES
- TRACT 3
42 ACRES
- TRACT 4
9 ACRES
- TRACT 5
7 ACRES
- TRACT 6
11 ACRES

RIVER ROAD 80' R/W



PEBBLE COVE ROAD
60' R/W

COVE ROAD

LAKEFRONT DRIVE
60' R/W

GRAPHIC SCALE



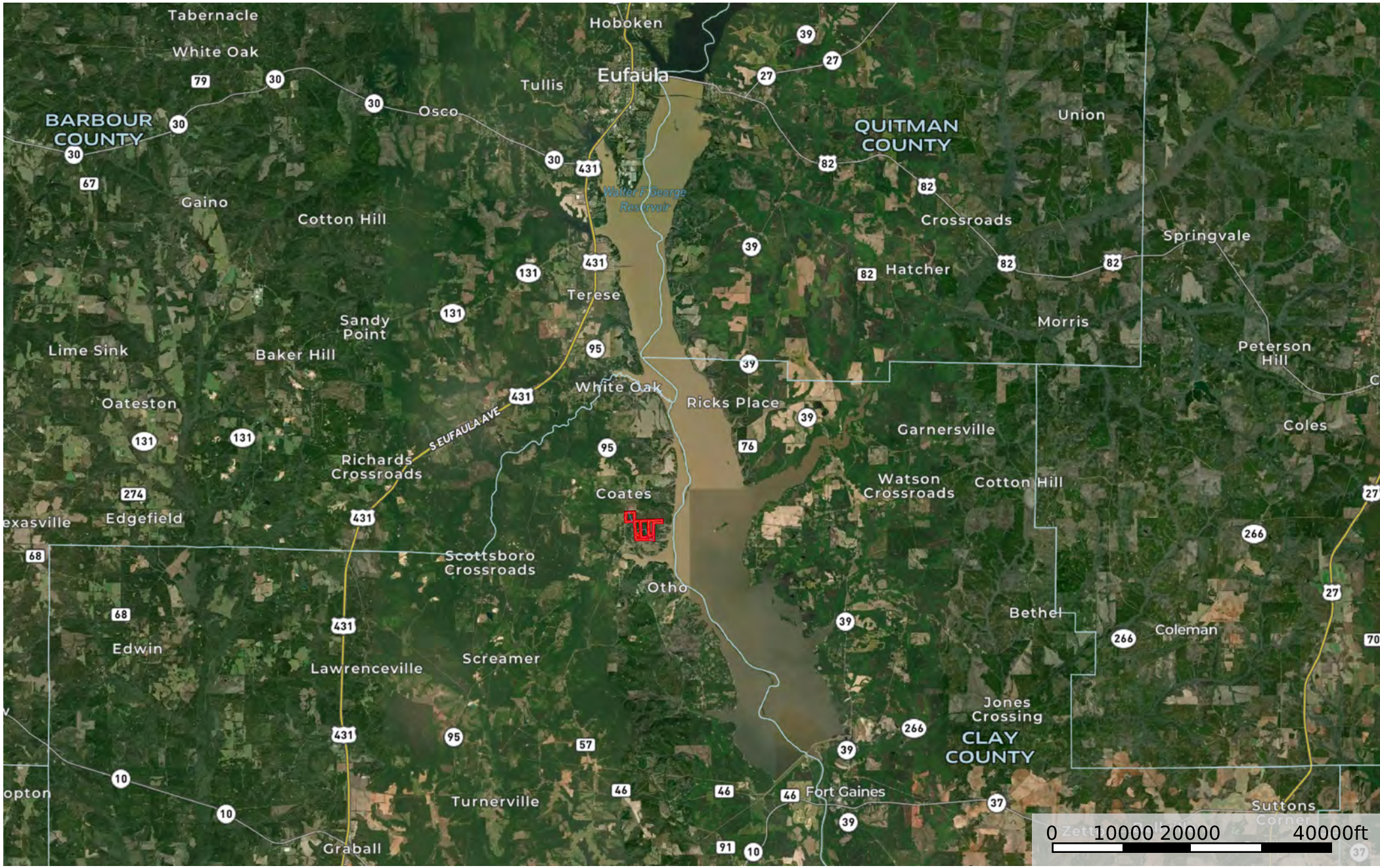
NOTE

ALL ACREAGE AND DISTANCES ARE CONSIDERED APPROXIMATE
AND ARE FOR AUCTION PURPOSES ONLY.

FILE: PEBBLECOVE

Pebble Cove Road Auction in Henry County AL

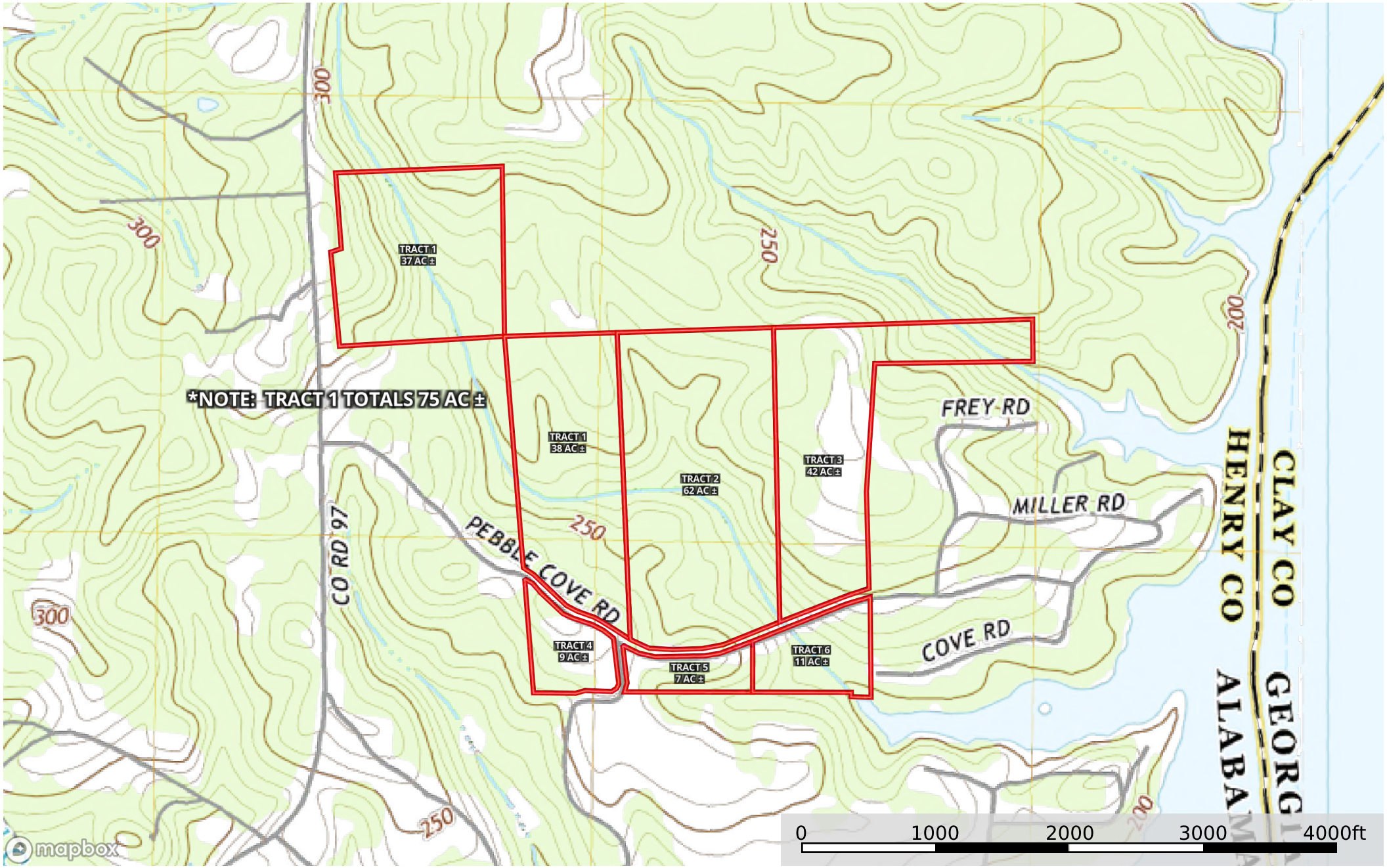
Henry County, Alabama, 206 AC +/-



Stream Road / Trail Boundary

Pebble Cove Road Auction in Henry County AL

Henry County, Alabama, 206 AC +/-



mapbox

Mike Matre

P: 229-869-1111

mikem@saundersrealestate.com or mike@matreforestry.com

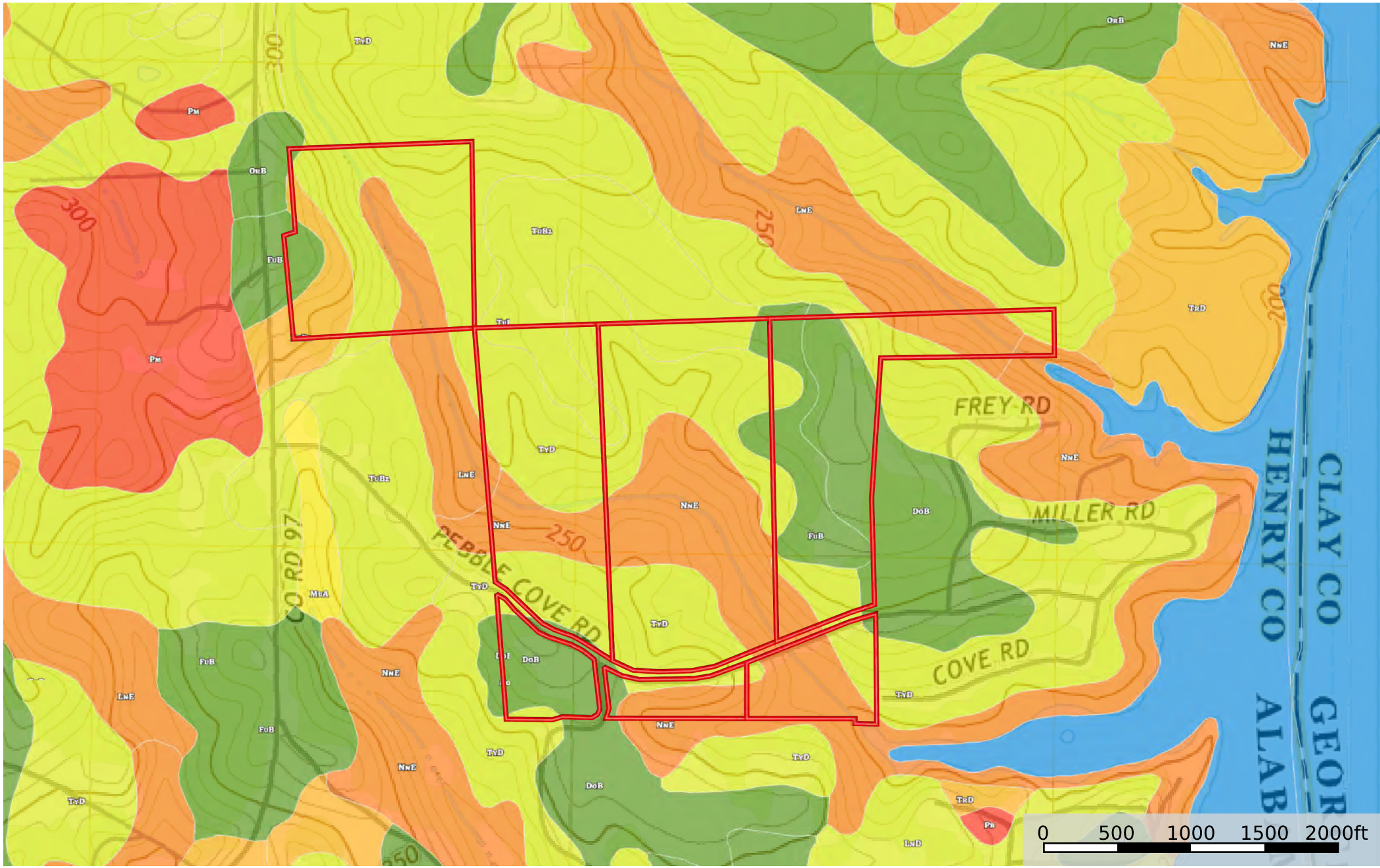
129 Broadleaf Dr, Albany GA 31701



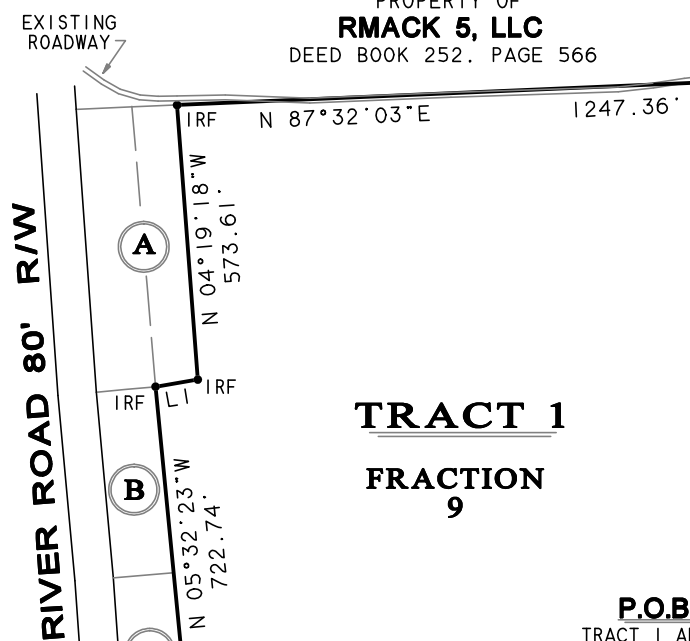
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Pebble Cove Road Auction in Henry County AL

Henry County, Alabama, 206 AC +/-



 Boundary



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°22'41"E	89.21'
L2	S 89°00'55"W	147.06'
L3	S 66°45'45"W	189.54'
L4	S 68°55'23"W	698.81'
L5	S 88°56'04"W	221.08'
L6	N 55°17'02"W	182.80'
L7	N 71°26'26"W	88.87'
L8	N 44°56'10"W	239.57'
L9	N 04°48'50"W	332.16'
L10	S 44°56'10"E	239.56'
L11	S 71°26'26"E	88.87'
L12	S 55°17'02"E	83.97'
L13	S 06°49'02"E	330.10'
L14	N 88°25'20"W	162.40'
L15	S 89°43'35"W	330.12'
L16	S 54°12'38"E	18.90'
L17	N 88°56'04"E	220.89'
L18	N 68°55'23"E	699.94'

CURVE TABLE

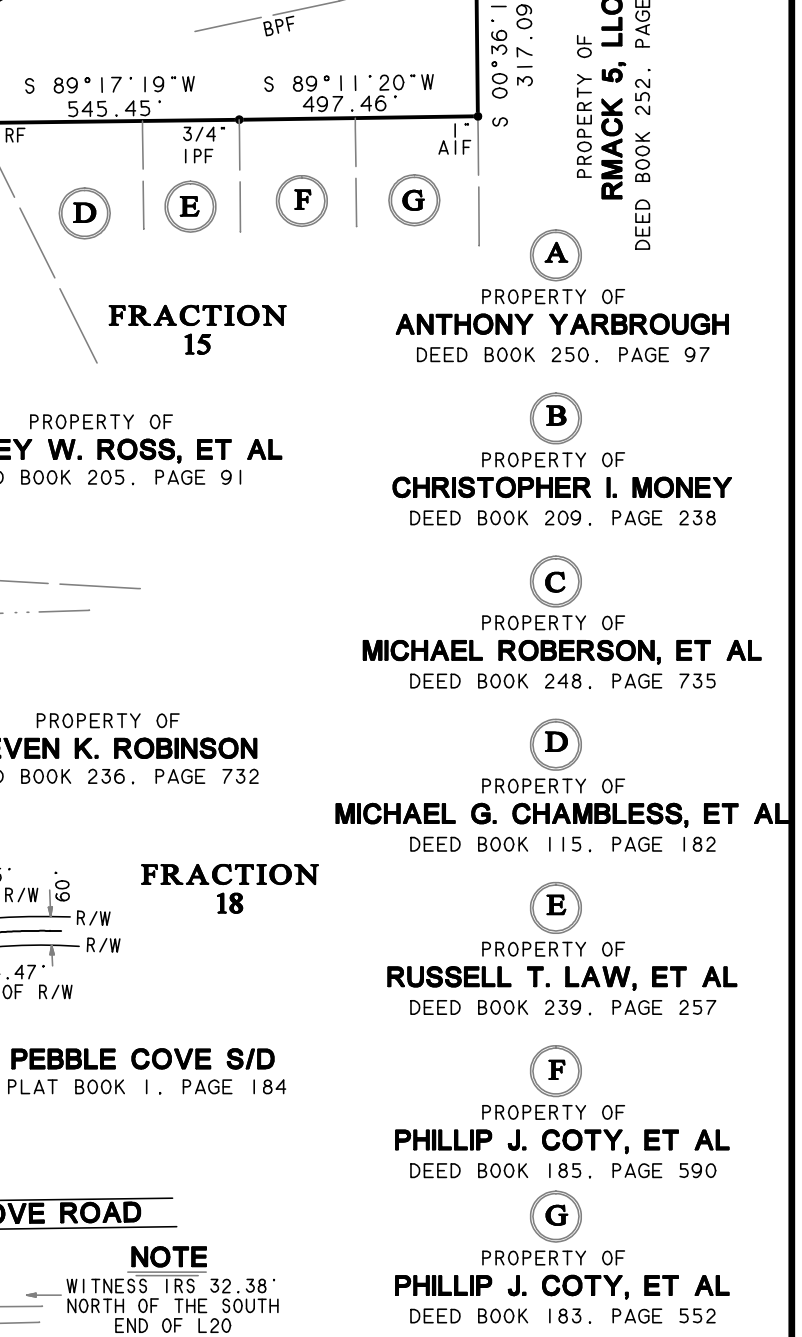
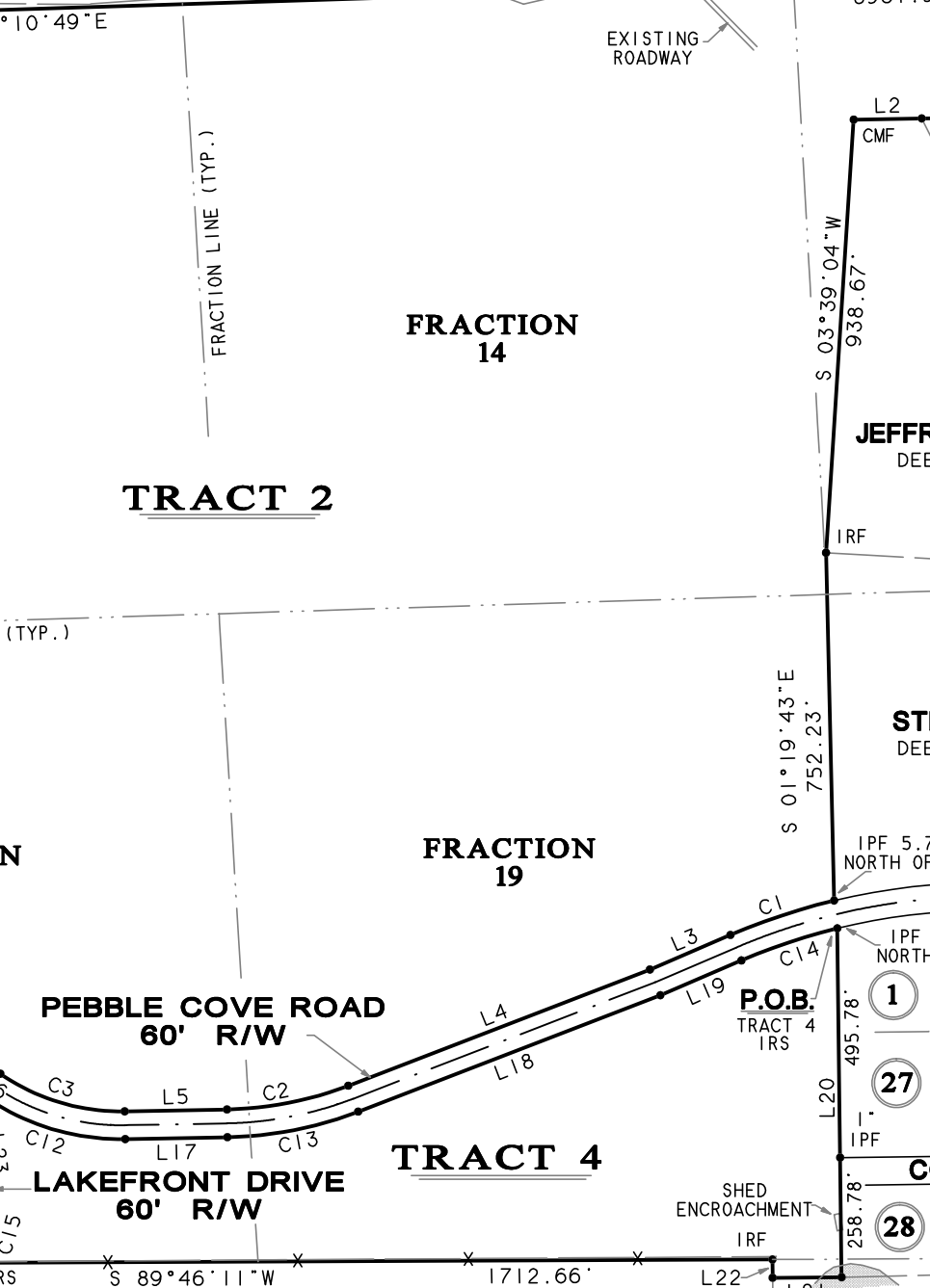
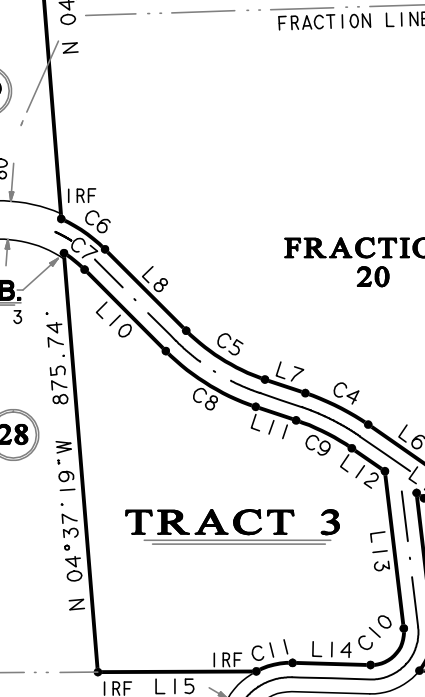
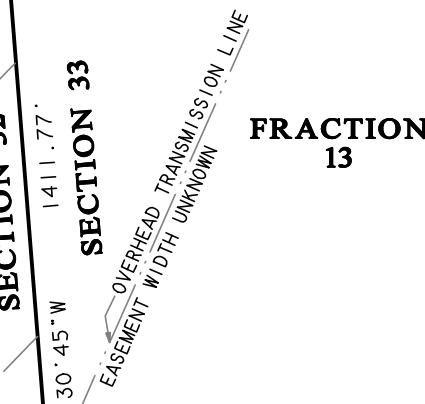
CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	236.37'	09°45'15"	236.09'	S 71°38'23"W	1388.45'	118.47'
C2	268.53'	20°00'41"	267.17'	S 78°55'43"W	768.85'	135.65'
C3	285.53'	35°48'27"	280.90'	N 73°09'42"W	456.87'	147.60'
C4	146.97'	16°05'44"	146.48'	N 63°23'34"W	523.16'	73.97'
C5	194.63'	26°30'15"	192.90'	N 58°11'19"W	420.75'	99.09'
C6	111.55'	20°36'39"	110.95'	N 55°14'32"W	310.10'	56.39'
C7	55.15'	12°38'04"	55.04'	S 51°15'14"E	250.10'	27.69'
C8	222.39'	26°30'15"	220.41'	S 58°11'19"E	480.75'	113.22'
C9	130.11'	16°05'44"	129.68'	S 63°23'34"E	463.16'	65.49'
C10	116.68'	98°23'42"	102.86'	S 42°22'49"W	67.94'	78.70'
C11	78.38'	29°26'42"	77.52'	S 76°51'19"W	152.52'	40.08'
C12	323.02'	35°48'27"	317.79'	S 73°09'42"E	516.87'	166.98'
C13	289.67'	20°01'27"	288.20'	N 78°56'06"E	828.85'	146.33'
C14	218.73'	09°26'01"	218.48'	N 71°28'46"E	1328.45'	109.61'
C15	101.28'	45°21'15"	98.65'	N 15°51'35"E	127.94'	53.46'

TOTAL AREA = 205.524 ACRES

CURRENT OWNER
**ESTATE OF JACQUELYN BALDWIN RUCKER
 HEIRS - ALTON JOSEPH TRIBBLE, III
 AND
 MARY ELIZABETH TRIBBLE**
SOURCE DOCUMENTS
 ORPHAN BOOK 38, PAGE 270, DEED BOOK 48, PAGE 458,
 DEED BOOK 86, PAGE 17, DEED BOOK 88, PAGE 390,
 DEED BOOK 58, PAGE 389 AND MISC. BOOK 88, PAGE 759

TRACT 1 = 37.071 ACRES
TRACT 2 = 141.761 ACRES
TRACT 3 = 8.808 ACRES
TRACT 4 = 17.884 ACRES

REFERENCE POINT
 SOUTHEAST CORNER OF FRACTION 9
 IN SECTION 32
 NORTHWEST CORNER OF FRACTION 13
 IN SECTION 33

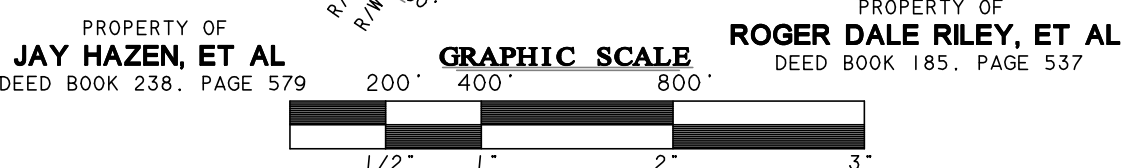


- LEGEND**
- IRS DENOTES 5/8" IRON REBAR SET
 - IRF - IRON REBAR FOUND
 - R/W - RIGHT OF WAY
 - CMF - CONCRETE MONUMENT FOUND
 - IPF - IRON PIPE FOUND
 - BPF - BLUE PAINT FOUND
 - AIF - ANGLE IRON FOUND

SURVEY NOTES

- LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 785.500 FEET. A TOPCON PS-103A ROBOTIC TOTAL STATION, A JAVAD TRIUMPH LS+ DUAL FREQUENCY RECEIVER, AND A TRIUMPH T-3 BASE RECEIVER WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL-TIME KINEMATIC NETWORK.
- I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S SIGNATURE: *B. H. Langford*
 ALABAMA LICENSE NUMBER 12355 DATE: 08-08-2024



LINE TABLE

LINE	BEARING	DISTANCE
L19	N 66°45'45"E	190.67'
L20	S 00°43'17"E	754.56'
L21	S 89°33'30"W	149.20'
L22	N 00°31'12"W	39.52'
L23	N 06°49'02"W	277.42'

RETRACEMENT SURVEY FOR:
**ESTATE OF JACQUELYN BALDWIN RUCKER
 HEIRS - ALTON JOSEPH TRIBBLE, III AND MARY ELIZABETH TRIBBLE**
FRACTION 9, SECTION 32, FRACTIONS 13,14,15,19 AND 20 SECTION 33
T-9-N, R-29-E
HENRY COUNTY, ALABAMA

DRAWING NO C-5786 DRAWN BY D.S.L. FIELD WORK BY B.O. A.S.L. SCALE: 1" = 400' FIELD WORK 08-08-2024 PLAT DATE 08-08-2024

LANGFORD & ASSOCIATES, INC.
**PROFESSIONAL LAND SURVEYORS
 CONSULTING FORESTERS**
 P.O. BOX 240 - 3054 CALHOUN STREET
 SHELLMAN, GA, 39886
 TEL: 229-679-5072 FAX: 229-679-2160
 WEB: LANGFORDANDASSOCIATESINC.COM
 FIRM CERTIFICATE OF AUTHORIZATION NO. CA-8005-LS

ALABAMA REGISTERED NO. 12355
B. H. Langford, Jr.
 PROFESSIONAL LAND SURVEYOR
 AL RLS NO. 12355

C:\General\CADD\12\Gxdrc5786.gxd -- 08/19/2024 -- 10:04 AM -- Scale 1: 4800.00