



**Thursday, June 24, ~ 6:00 p.m.**

**1488 HERITAGE WAY • ACWORTH (CHEROKEE CO.) • GEORGIA 30102**

**3 Bedroom • 2 Bath • Ranch Home • Over 1/2 Acre  
Corner Lot • Great Neighborhood**

**CLOSE TO LAKE ALLATOONA** · Wooded · Mostly level · Full daylight basement · Spacious great room · Rock fireplace · Master bedroom on main level · Garden tub & separate shower · Kitchen with island, abundant cabinets & lots of light · Breakfast area with built-in corner cabinets · Sunroom · Central Heat / Air · 2 Car garage · 1988 · Excellent Schools · Near new Wal-Mart.

**PREVIEW:** Saturday & Sunday, June 19 & 20, 2-4 p.m.

**FOR DETAILS:** Call Tony Williams or Mike Loftin 770-607-0770.

**DIRECTIONS:** From I-575 - Exit 4. Go N. on Bells Ferry Rd. Go 5 mi. Left on Kellogg Creek Rd. Go 1/2 mi. Right on Heritage Place. Right on Heritage Way.

**TERMS:** 15% down, balance 30 days, \$2,000.00 cashier check per property. 10% buyers premium.

**CONDITIONS:** All properties sell "as is, where is". All information was derived from sources believed to be correct but is not guaranteed and is subject to errors, omissions, corrections, additions, deletions, prior sale and withdrawal. Auction announcements take precedence. GAL. 168/04.

**BROKER PARTICIPATION INVITED:** Up to 3%. Download or call for referral form on each property

**Saturday, June 26, ~ 10:00 a.m.**

**221 KEETER ROAD • CANTON • GEORGIA 30114**

**5 Bedroom • 3 Bath • Brick Home • 2.8 Acres  
Builder's Personal Home**

**Plus Furniture - Cub Cadet - Personal Property**

**OWNER HAS RELOCATED TO LAS VEGAS** · Full finished basement · Over 3600 sf · 1994 · Family room with vaulted ceiling & fireplace · Kitchen has new cabinetry & breakfast bar · Breakfast room overlooks fenced backyard · Huge screened back deck · Open master on main with whirlpool tub, separate shower & double vanities · Split bedroom plan · Formal dining room · Foyer · 2 Car garage · Hardwood floors · Nicely landscaped · Many builder upgrades · Take advantage of this incredible opportunity to buy your personal estate in this incredible location · Personal Property list available.

**PREVIEW:** Thursday, June 17, 5-7 p.m. & Saturday, June 19, 12-2 p.m.

**FOR DETAILS:** Call Mike Loftin 770-607-0770.

**DIRECTIONS:** From I-575 N. - Exit 11. Left on Sixes Rd. Right on Ridge Rd. Right on Holly St. Left on Keeter Rd.



*Saturday, June 26, 1:00 p.m.*

51 HUCKLEBERRY WAY • JASPER (DAWSON CO.) • GEORGIA 30143

2 Bedroom • 2 1/2 Bath • Tri-Level Home (Partially Completed)

Guest Cottage • 5.14 Acres • 2 Creeks • Waterfall

**SASSAFRAS MTN. ESTATES** Have it your way! Complete this exciting main home with your choice of colors, floor coverings and details. About 70% complete this structure is ideal for the builder or investor, or make it your own private mountain retreat just the way you want it. The guest cottage is ready to move into • Lower level has 2 bedrooms • Double sink & vanity for each bedroom • Shared bath • Kitchen & family room • Stacked stone fireplace • Upper level - double garage / shop with half bath • The open floor plan of the primary residence has about 1600 sf on the main level & 1,000 sf on the upper level and a full unfinished basement • Perfect for entertaining friends & family • Grand room with Heatalator double-sided fireplace shared with Master Suite / Sitting Room • Plumbing is mostly stubbed-in • Cedar shakes • Hardee Plank • 2 Wells • Water treatment system • Heat pump • Hot water heater • Garden tub • Underground utilities • Abundant wildlife • Surrounded by mountains • 2200 Ft. elevation • PLUS 4000± brick, doors, lumber, and building materials.

**PREVIEW:** Saturday, June 19, 12-2 p.m. & Tuesday, June 22, 5-7 p.m.

**FOR DETAILS:** Call James Brown or Mike Loftin 770-607-0770.

**DIRECTIONS:** GA 400 N. Left on Hwy. 53 thru Dawsonville. Right on Hwy. 183. Left on Hwy. 136. Left on Monument Rd. Go 2.2 mi. Left on Upper Sassafras Pkwy. to bottom of hill. Sharp right. Climb hill. Bear left. Immediately bear left again. I-574/515 N. Right on Hwy. 53 thru Jasper. Left on Burnt Mountain Rd. Right on Hwy. 136 E. to top of mountain near Sequoyah Lake. Right on Monument & Follow above. Approx. 18 mi from Dawsonville & 15 mi from Jasper.

*All auctions on site. Rain or shine. Signs identify all properties.*

*For more information go to [www.LoftinAuction.com](http://www.LoftinAuction.com).*

**3 Auctions**



16 Collins Drive • Cartersville, GA 30120

[www.LoftinAuction.com](http://www.LoftinAuction.com)

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