

AUCTION

This is your personal
INVITATION



GREEN MOUNTAIN ESTATE

**315± acre estate,
including a newly-
constructed main
home, a guest house
and equestrian facility.**

**All selling to the
highest bidder**



J.P. KING
PREMIER DIVISION

Est. 1915

Green Mountain, North Carolina

NOVEMBER 5

Thursday, 1:00PM (ET)

GREEN MOUNTAIN ESTATE

Green Mountain Estate claims 315± acres of Green Mountain, N.C., in the mountain cove of the Appalachian Mountains. This spectacular property will sell to the highest bidder. With its high ridges forming its boundary lines and eight crystal-clear mountain streams flowing from its surrounding mountain ranges, this land is a perfect escape into the seclusion of mountain life, all while maintaining a 40-mile drive from the vibrant Asheville, N.C.

Approximately 1.5 miles of roads have been added to this property to access all the amenities Green Mountain Estate has to offer. As you drive into the property, you will find a one-bedroom, one-bath guest house that sits atop a two-car garage. The guest house also has a great room with a cast-iron wood-burning stove.

Farther along the property's road lie stables that include everything from washing facilities and a feed room to a raised-bed, organic vegetable garden. Around the stable area, this breathtaking property also possesses four fenced pastures along with a 60-foot riding arena. Expansive riding trails have been identified and mapped throughout the property.



GUEST HOUSE



J P. KING
PREMIER DIVISION

Est. 1915

Premier Auction Marketing Firm

WWW.JPKING.COM 800.558.5464

The gorgeous mountain trails throughout this property present beautiful views for horseback riding and exploring or simply taking an afternoon stroll.



Sitting atop the property is a stunning six-bedroom, 4.5-bathroom residence nestled deep within the 315± acre landscape. With a style matching the architecture Asheville is nationally renowned for, the exterior of this newly-constructed home is comprised of cedar siding with extensive and detailed stone work, suitable for its gorgeous pastoral surroundings. The residence has two massive stone fireplaces built with local stone by local artisans and contains a terrace with a fire pit overlooking the equestrian facility.



To maintain the property's natural, organic feel, all the utilities and telephone wires have been installed underground.

In addition to horseback riding the property provides for recreational activities, it also contains a pond, streams, trails and magnificent views.



This outstanding property's entrance is landscaped with an electric gate system, which gives access to the organic apple orchard.



ASHEVILLE, NC

The award-winning Asheville, N.C., is only a short drive from Green Mountain Estate. Although a popular tourist destination for its array of outdoor adventures and vibrant downtown feel, Asheville remains a mountain town. Recently named the No. 1 place to live, Asheville is filled with locally-owned shops and art galleries, distinctive restaurants and exciting entertainment venues and is known as one of the most welcoming, vibrant cities in the United States. Asheville is a white-water hub with a close proximity to the Great Smoky Mountains and the Pisgah National Forest.

Asheville has access to snow-covered mountains in the winter, magnificent outdoor fall activities and fills its summers with music festivals and performers, proving that Green Mountain and Asheville areas provide something for everyone in every season!

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464 Fax: 800.707.4204
auctioninfo@jpkking.com

AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$25,000.00 made payable to the bidder will be required to register to bid. Registration begins at 12:00 P.M. (ET). The sale begins at 1:00 P.M. (ET).

The auction will take place onsite at Green Mountain Estate (refer to directions to the property).

BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Broker registration forms are available online at www.jpkking.com. Forms must be completed and returned no later than 48 hours prior to the auction.

PROPERTY PREVIEW

An auction representative will be available by appointment only beginning Monday, October 26th through auction day from 10:00 A.M. until 6:00 P.M. You may contact the J. P. King Auction representative directly at 256.390.3777 during these designated dates.

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

TERMS

A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing within 30 days.

ON-LINE INFORMATION

Details on Green Mountain Estate have been prepared to assist the buyers in evaluating this property. Go to www.jpkking.com and click on "Featured Auctions," select "Green Mountain Estate" to see detailed information on this property.

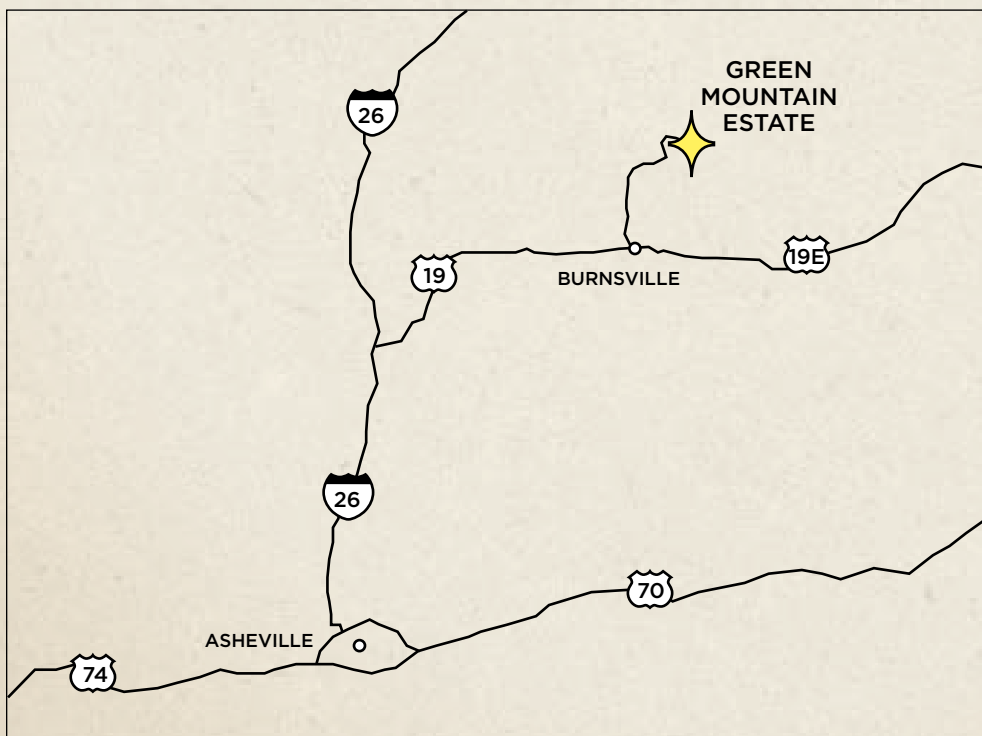
The following information will be available:

- Property Information Package
- Additional Property Photos and video
- Auction Terms and Sales Contract
- Buyer Broker Forms and Guidelines

You Are Offered This Personal

I N V I T A T I O N

Green Mountain Estate



DIRECTIONS TO PROPERTY

From Asheville, NC- Travel I-26 West for approximately 17.6 miles. Take Exit 9 and travel US-19 for 18 miles to Burnsville, NC. Turn left on NC-197N and travel approximately 9.5 miles. Turn right on Double Island Road and travel approximately 0.2 miles. Turn right on Big Brush Creek Road and travel approximately 2 miles. The property will be located on the right.

You Are Offered This Personal

I N V I T A T I O N

GREEN MOUNTAIN ESTATE, *Green Mountain, NC*

AUCTION



*315± Acre Estate, Including a Newly-Constructed Main Home, Guest house
& Equestrian Facility • All Selling to the Highest Bidder*

Thursday, November 5 at 1:00 PM (ET)



J P . K I N G

108 Fountain Ave. Gadsden, Alabama 35901

Est. 1915

8 0 0 . 5 5 8 . 5 4 6 4

www.jpking.com

First Class Presort
U.S. Postage
P A I D
Permit 101
J.P. King Auction Co.