

# Absolute AUCTION

Thursday • October 25 • 1:00pm

Inspect land at your convenience.

All 16 Parcels offered Absolute to The Highest Bidder

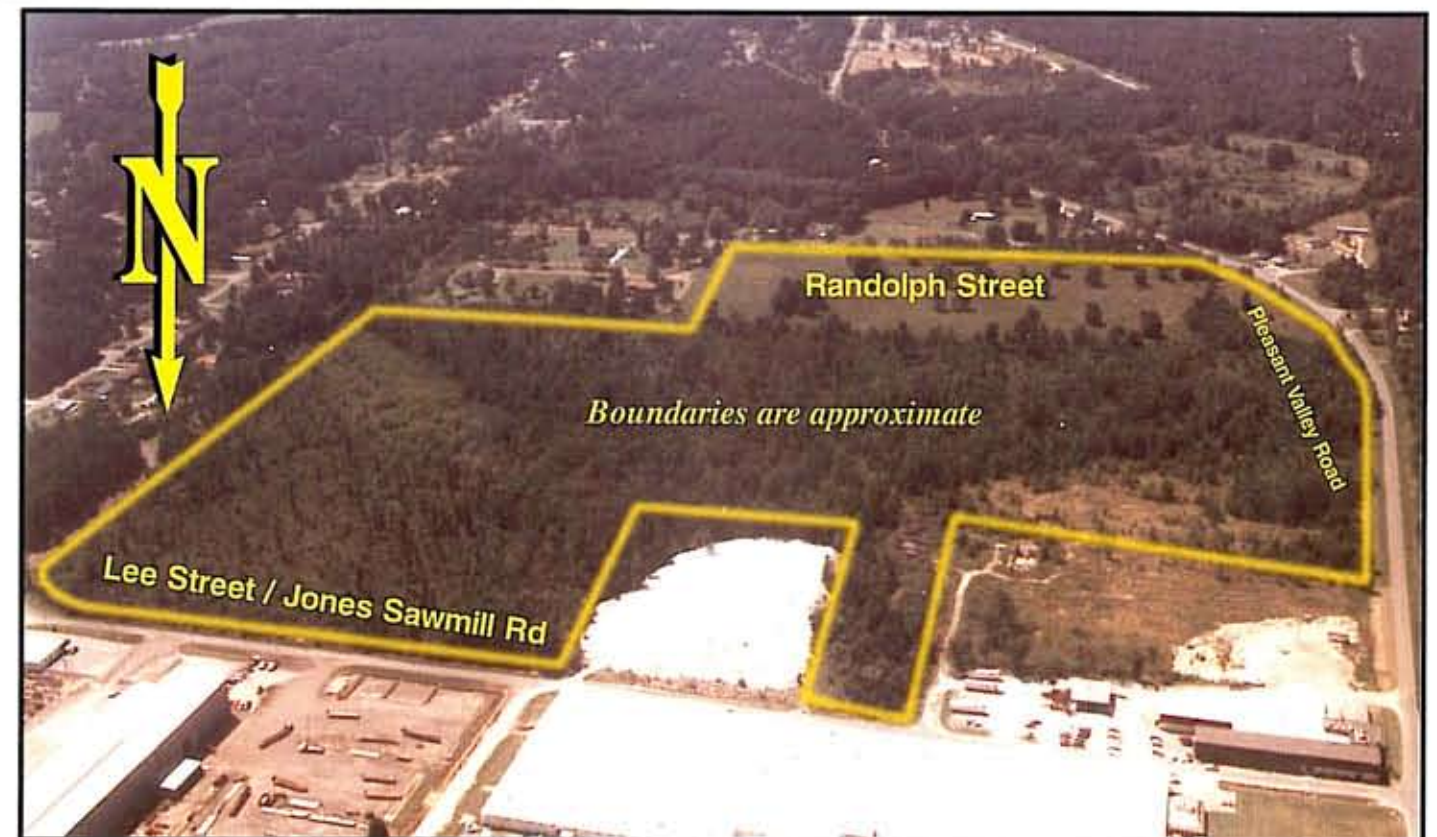
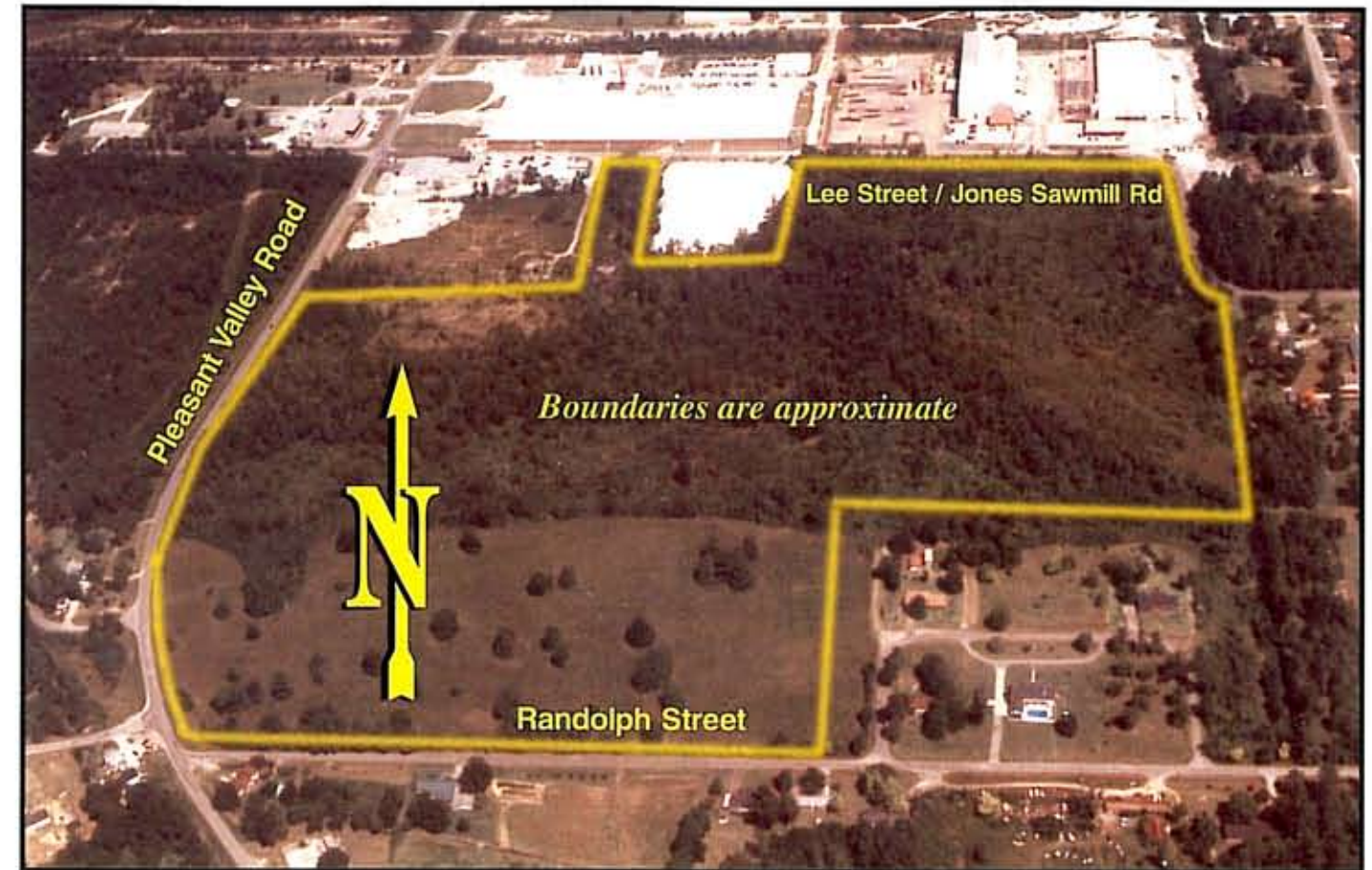
**85+/- ACRES**  
OFFERED IN 16 PARCELS

RANDOLPH STREET, PLEASANT VALLEY ROAD & LEE ST  
**ATTALLA, ALABAMA**

Offered in parcels, combinations of parcels and as an an entirety, this tract offers future development. Currently zoned for residential, the promise of this area and growth patterns could prove a wise investment in this area. This tract is near the school, I-59, Hwy 77 & U.S. 11.

## Consider:

- Road frontage on all sides
- Convenient to I-59, U.S. Hwy 77
- The future of Pleasant Valley Road
- Level Topography bounded by Pleasant Valley Road, Randolph Street & Lee Street



Registration must be completed prior to opening remarks at 1:00pm

**(205) 930-0833 • (800) 996-2877**

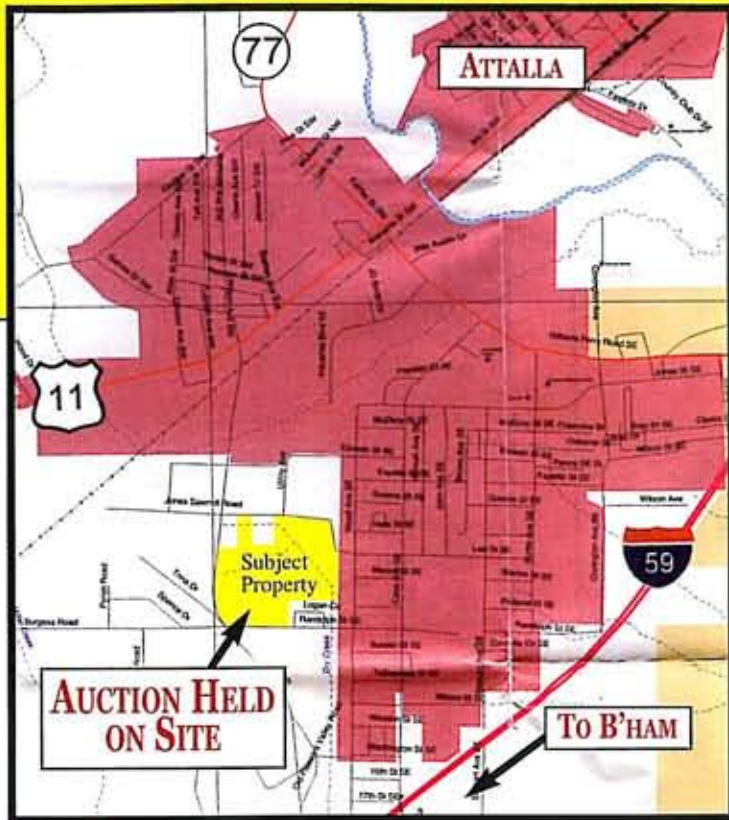
# Absolute AUCTION

## Real Estate Terms:

Broker Participation Welcomed • Call for Details & Registration Form

### TERMS AND CONDITIONS:

**As a bidder you should know** — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) of which \$5,000 per parcel must be in the form of qualified funds, the remaining funds for down payment may be in the form of a cashier's check, cash, or personal / business check which must be accompanied by a bank letter of guarantee in order to register to bid (please contact our office for an example of the letter of guarantee which must be provided from your bank). Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing costs are to be paid by the purchaser. The successful high bidder and purchaser at the auction will sign a real estate purchase agreement immediately after the hammer falls and the auctioneer says sold. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for), of the Seller. **All property sells "as is where is."** Announcements from the auction stand take precedence over all previous oral statements and printed material. Real estate is subject to sell as an entirety prior to the auction under the auction terms.



**Granger Thagard & Associates, Inc.**  
 1516 20th Street South, Suite 210  
 Birmingham, AL 35205  
 (800) 996-2877 • (205) 930-0833  
 FAX: (205) 930-9133  
 Jack F. Granger, CAI, 873  
 G.W. (Bill) Thagard, CAI, 675

**NO MINIMUMS  
NO RESERVES**

FIRST CLASS  
U.S. POSTAGE  
PAID  
PERMIT #205  
BIRMINGHAM, AL

**FIRST  
CLASS  
MAIL**

**Absolute AUCTION**  
 Thursday • October 25 • 1:00pm  
**LAND AUCTION**  
**85+/- ACRES**  
 OFFERED IN 16 PARCELS  
**ATTALLA, ALABAMA**

Visit us on the Web at: [www.gtauctions.com](http://www.gtauctions.com)

(800) 996-2877 • (205) 930-0833

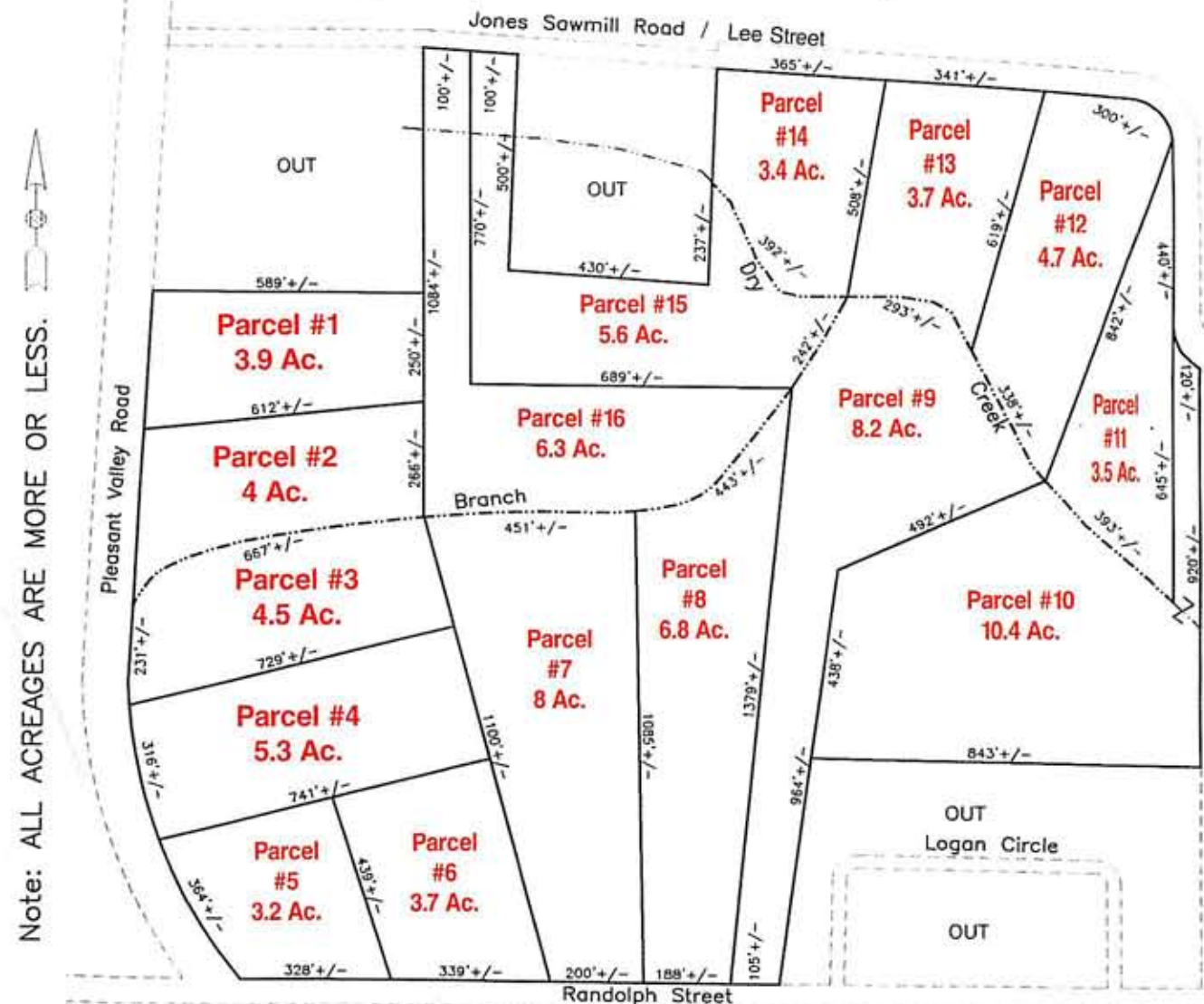
email: [GTA@GTAuctions.com](mailto:GTA@GTAuctions.com)

# Absolute AUCTION

**Thursday  
October 25  
1:00pm**

All 16 Parcels offered Absolute to The Highest Bidder

**85+/- ACRES**  
**OFFERED IN 16 PARCELS**  
 RANDOLPH STREET, PLEASANT VALLEY ROAD & LEE ST  
**ATTALLA, ALABAMA**  
**(GADSDEN AREA)**



Note: ALL ACRESAGES ARE MORE OR LESS.

**Granger, Thagard & Associates, Inc.**  
**(205) 930-0833 • (800) 996-2877**