

# ABSOLUTE AUCTION

514 ACRES ± TIMBERLAND  
5 Miles ± North of  
**BERRY, ALABAMA**

FAYETTE COUNTY • N.E. OF TUSCALOOSA

**DIRECTIONS:** The land is located 5 miles ± North of Berry, Alabama off Hwy 13 and fronting on County Road 93. Watch for Signs.



Contact us on the Internet at  
<http://www.homewood.net/GTA>  
or E-Mail us at:  
gtauctions@aol.com

**(800) 996-2877 • (205) 870-7883**

**Granger Thagard & Associates, Inc.**  
3410 Independence Drive, Suite 210  
Birmingham, AL 35209  
(800) 996-2877 • (205) 870-7883  
FAX: (205) 870-7852  
Jack F. Granger, CAI, 873  
G.W. (Bill) Thagard, CAI, 675  
Matthew H. McCord

# ABSOLUTE AUCTION

514 ACRES ± TIMBERLAND  
Selling for the Estate of Mrs. J.C. Smith  
5 Miles ± North of  
**BERRY, ALABAMA**

FAYETTE COUNTY • N.E. OF TUSCALOOSA  
**Saturday • June 28 • 10:00am**  
Inspection 8:00am Day of Sale & Real Estate Showings by Appointment

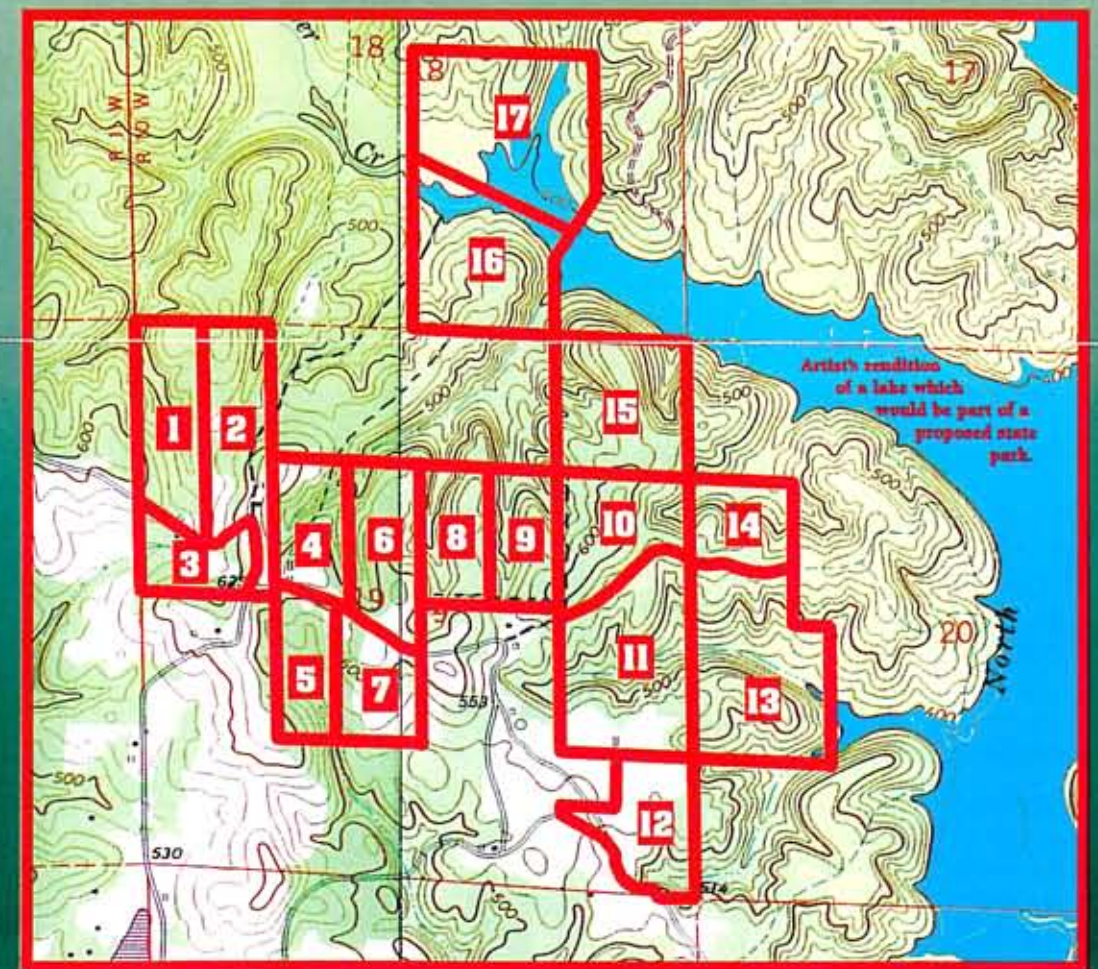


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**Saturday**  
• **June 28** •  
**10:00am**

## AUCTIONEER'S NOTE:

The heirs of Mrs. J.C. Smith have commissioned Granger, Thagard & Associates, Inc. to sell at absolute auction 514 ± Acres in Fayette County, Alabama, to the highest bidder/bidders, regardless of price.

- Offered in 17 parcels, combinations, and as a whole.
- Parcels range from 12 Acres ± to 53 Acres ±
- Excellent Hunting
- Potential Home Sites
- Any, if any, mineral rights will follow individual parcels by deed.

## TERMS:

Successful bidders must deposit 20% of the purchase price at the auction in the form of cash, cashier's check, or personal or company check presented with a bank letter of guarantee. Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing. All closing costs are paid by purchaser. Property sells as is...where is. In all transactions, the auctioneers at Granger, Thagard & Associates, Inc. are acting as agents (working for), the Seller. Property as a whole is subject to sale prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements or printed material.



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Thagard**  
& Associates, Inc.

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## ACREAGE BY PARCEL:

Parcel #1	28 Acres ±
Parcel #2	31 Acres ±
Parcel #3	12 Acres ±
Parcel #4	18 Acres ±
Parcel #5	16 Acres ±
Parcel #6	22 Acres ±
Parcel #7	17 Acres ±
Parcel #8	19 Acres ±
Parcel #9	19 Acres ±
Parcel #10	29 Acres ±
Parcel #11	46 Acres ±
Parcel #12	24 Acres ±
Parcel #13	50 Acres ±
Parcel #14	18 Acres ±
Parcel #15	38 Acres ±
Parcel #16	43 Acres ±
Parcel #17	53 Acres ±

## BROKER PARTICIPATION INVITED:

A 2% commission will be paid to the broker whose prospect purchases and closes on a parcel(s) sold at the auction. The broker and client must complete a registration form, show the property, attend the auction, be a high bidder, sign appropriate purchase agreement and attend the closing to consummate the sale. Only then will a commission be earned by the broker. Contact our office for a form.