

Absolute AUCTION

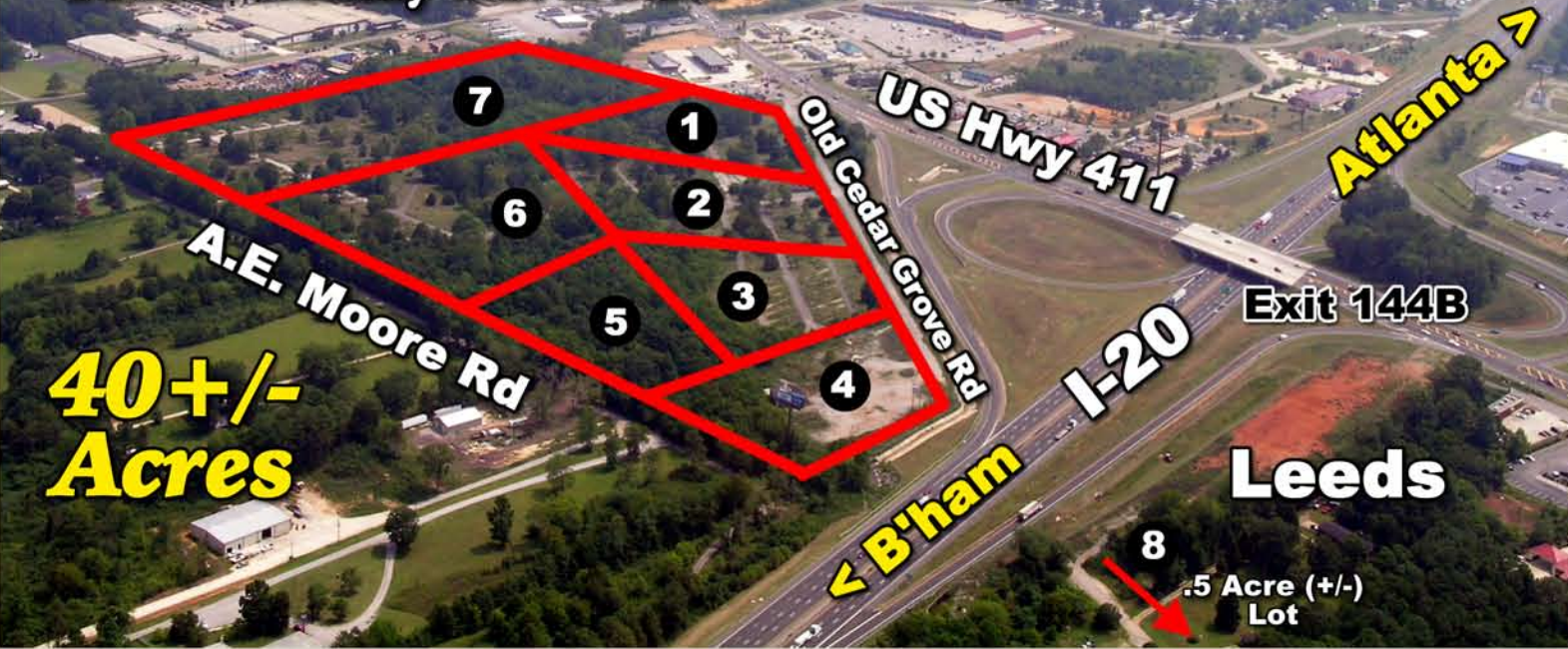
By Order of the Court
No Minimums No Reserves

Thursday
Nov 30
1:00 PM

Leeds, Alabama
Former Holiday Trav-L-Park

Moody

40+/-
Acres



Located North of I-20 and West of US HWY 411 and in the City of Leeds, near Moody, AL.

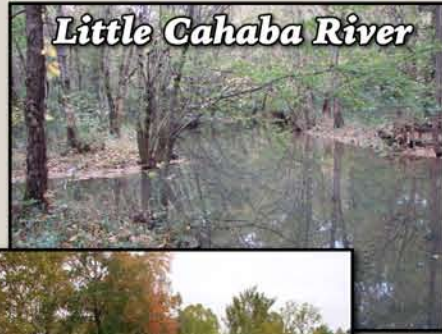
This former campground park of 40+/- acres, PLUS a .5 acres parcel south of I-20 on Cedar Grove Road, will be offered in parcels, combinations of parcels and as an entirety.

Auction to be held at the Old Leeds Depot / Chamber of Commerce in the heart of downtown Leeds located at 8335 Thornton Ave.

- Ownership for almost 100 years by the same pioneering family that settled in the area and title held by a family owned corporation since 1970.
- **Zoned Light Industrial, Leeds, Alabama; see Bidder Package for uses.**
- Road frontage access on two sides with frontage on I-20.
- Three structures include a building used as the campground office, cookout pavilion, and former vehicle detail facility.
- Artesian springs and small pond contribute to the Little Cahaba River
- Single .5 (+/-) acre parcel on Cedar Grove Road, south of I-20.
- Cracker Barrel, Ruby Tuesday's, Krystal, Wendy's, Arby's, Pizza Hut, Waffel House, Milo's, Food Giant, Comfort Inn and Best Western Motel, Lowe's, Wal-Mart and more are all located at this interchange.

Bidder Information Packages are available from our office or may be downloaded from our website at www.GTAuctions.com.

Little Cahaba River



Artesian Spring



E - See parcel map

Daily Traffic Count:

- 29,950 - US Hwy 411 (North of I-20 near auction property)
- 15,340 - US Hwy 411 (South of I-20 near Lowe's & Wal Mart)
- 60,340 - Interstate 20 (Near exit 144 at Hwy 411)

Building Improvements:

- A** - Office / Store
2,960 +/- sq ft (see picture)
- B** - Pavilion
1,815 +/- sq ft
- C** - Bridge
- D** - Out Building
1,720 +/- sq ft

Call our office for Broker Co-op Registration Forms.

Auction Terms can be found on the back page of this brochure.



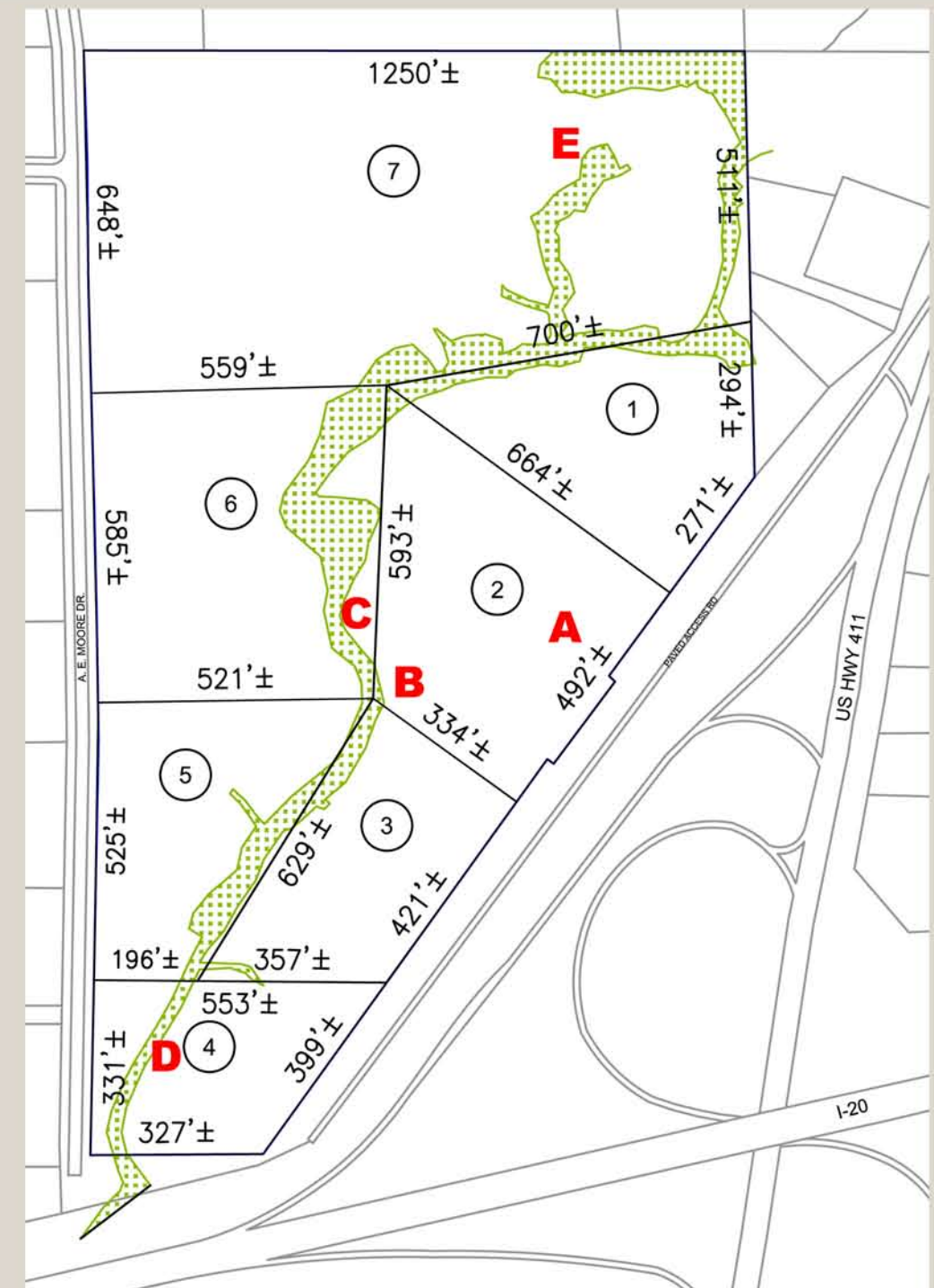
More information about the progressive changes in the fast growing cities of Leeds and Moody may be found at websites: www.leedsareachamber.com & www.stclairco.com

Just one exit west of the auction property (Exit 140) is home to the nationally renowned Barber Motorcycle Museum and Track and the future site of Metro Birmingham's BASSMASTER PRO SHOP and a short drive east to Exit 168 is the WORLD FAMOUS TALLADEGA SUPERSPEEDWAY.

The Auction Property is located at Exit 144B in Leeds, Alabama only 8 miles east of the I-20 / I-459 exchange.

Granger Thagard
& Associates, Inc.

Call or visit our website for more information
800-996-2877 / www.GTAuctions.com



Absolute AUCTION

REAL ESTATE TERMS:

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) or \$50,000, per parcel, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$50,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a bank letter of guarantee. 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 and survey costs are to be paid by the purchaser. The successful high bidder and purchaser will sign a real estate purchase agreement at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for) of the Seller. Announcements from the auction stand take precedence over all previous oral statements and printed material. PROPERTY SELLS "AS IS...WHERE IS."

Auction Map



Visit www.GTAuctions.com for direction to Auction Site.

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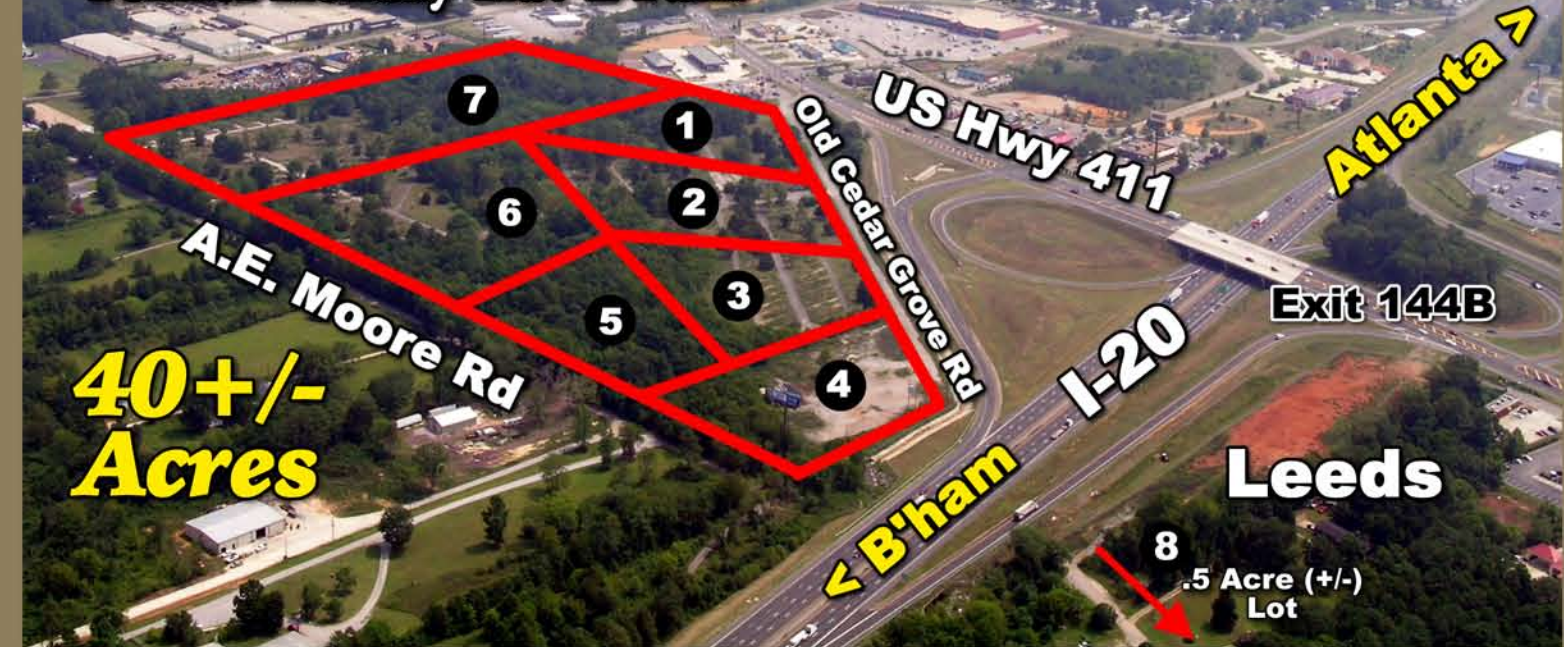
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Please register by 12:45

Leeds, Alabama

Former Holiday Trav-L-Park

Moody



40+/-
Acres

Leeds

.5 Acre (+/-)
Lot

Granger Thagard & Associates, Inc.
1031 Richard Arrington Jr Blvd S
Birmingham, AL 35205
800-996-2877 205-326-0833
Fax: 205-326-0505
Jack F. Granger, CAI, 873
G.W. (Bill) Thagard, CAI, 675

Absolute AUCTION

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You set the price!

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FIRST CLASS MAIL

REAL ESTATE

40+/-
Acres



Leeds, Alabama



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