

**Absolute Auction**  
Commercial Real Estate

**TERMS AND CONDITIONS:**

**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 \$15,000, per parcel whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$15,000 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. Property is subject to sell as an entirety prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements and printed material. **PROPERTY SELLS "AS IS...WHERE IS."**

**Personal Property:**

*As a bidder you should know* — Payment in full day of sale, cash, cashiers check or check with bank letter of guarantee. Removal per auctioneers instructions. All property sells "as is where is." In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for), of the Seller. Equipment sells following real estate. **10% Buyers Premium.**

**Commercial Real Estate**  
f/k/a/ Goshen Tractor Company



**Please Register prior to opening remarks at 10:00am**

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**Absolute • No Reserves • No Minimums**  
**Auction**  
Broker Co-op Invited

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**Commercial Real Estate**  
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**Parcel 3**  
13,000 sq ft building  
on 2.72 acres

**Alabama Hwy 10 and US Hwy 331**  
**Crenshaw County, Alabama**  
**(Rutledge/Luverne Area)**  
**Tuesday • March 1 • 10:00am**

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Alabama Hwy 10 and US Hwy 331  
**Crenshaw County, Alabama**  
 (Rutledge/Luverne Area)  
**Tuesday • March 1 • 10:00am**

Located at the INTERSECTION of Alabama Hwy 10 and US Hwy 331 in the Corporate Town Limits of Rutledge, AL, near Luverne, AL, the county seat of Crenshaw County. This intersection is approximately 48 miles south of the southern bypass in Montgomery. It is also 20 miles east of Greenville, AL which is accessed by I-65 / US Hwy 31. Troy, AL, located on US Hwy 231, is less than a 30 minute drive.

This commercial property, zoned OT, which permits many commercial/retail uses, features a 13,000 +/- sq ft building on 6.11 +/- acres. This site is level and at highway grade w/ 425 +/- feet of road frontage on US Hwy 331. Public utilities and city services are available, if not already on site.

The office/warehouse has steel siding, sheet metal-insulated roof and a reinforced concrete slab floor. The centrally heated and cooled office areas consist of vinyl, tile or carpeted floors, paneled walls and acoustical-tiled ceilings.

US Highway 331 is an established main artery thru South Central Alabama and to the Florida beaches.

The Alabama Department of Transportation has the average daily traffic count at 11,420 +/- . (www.dot.state.al.us)



**Parcel 3**  
 13,000 +/- sq ft building  
 on 2.72 +/- acres

**This real estate will be offered in 4 parcels, combinations of parcels and/or as an entirety. Personal Property, i.e. desks, file cabinets and chairs will be offered at auction after the sale of the real estate.**

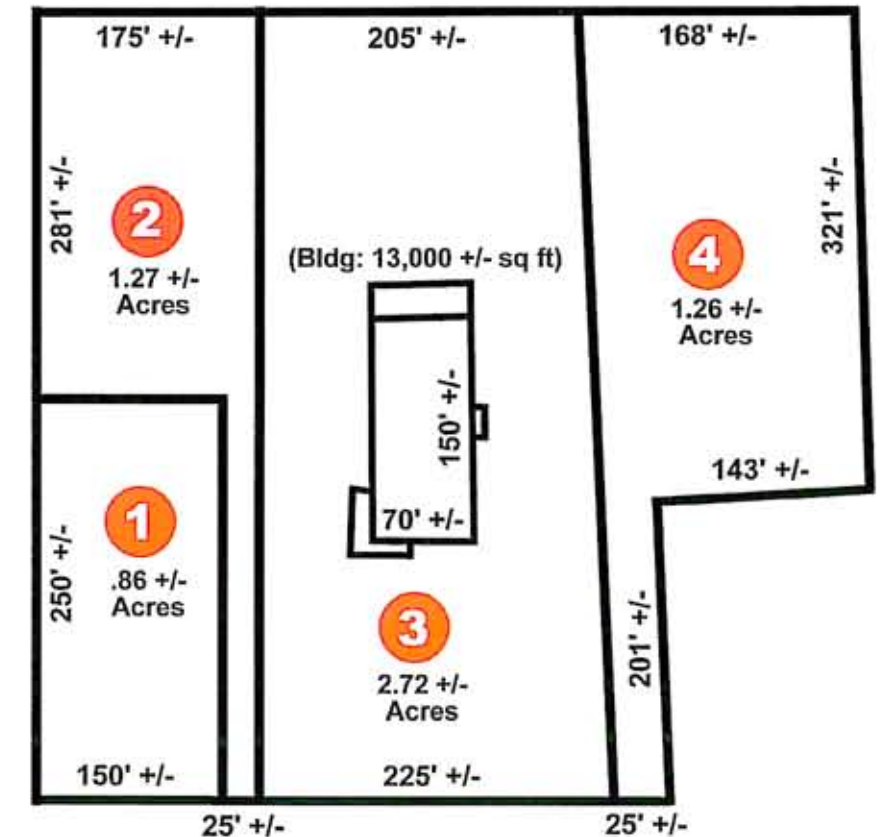


**AUCTIONEERS NOTE:**  
 The attention of 1031 Sellers/Buyers should be focused on this auction. A "reverse 1031" can be started by purchasing At The Auction!

- Jack & Bill

Commercial growth in the immediate vicinity includes: Sister Schubert's, Homemade Rolls (bakery plant, known nationally, 400+/- employees), SMART Alabama, LLC (Tier 1 supplier for Hyundai, stamp metal production, 700 +/- 2006 employee projection), Dongwon Auto Part Technology (190 +/- employee projection), Omni Marketing, Inc. (20 employees), Best Western Motel (under construction), Huddle House (coming), Texaco Service Station, Crenshaw County Operational Facilities, AgMart, Luverne Poultry Supply, First South Farm Credit, Baker's Garage and Salvage, Stephen's Concrete, Frank Sikes Airport, Crenshaw County Ag Center and Emmett C. Strickland Farmer's Market Pavilion... Crenshaw County citizens are excited about the recent growth and are even more excited about forthcoming announcements, from the Crenshaw County Economic & Industrial Development office!!!

**Parcels 1-4 = 6.11 +/- Acres**



US Hwy 331