

Absolute Estate
Auction

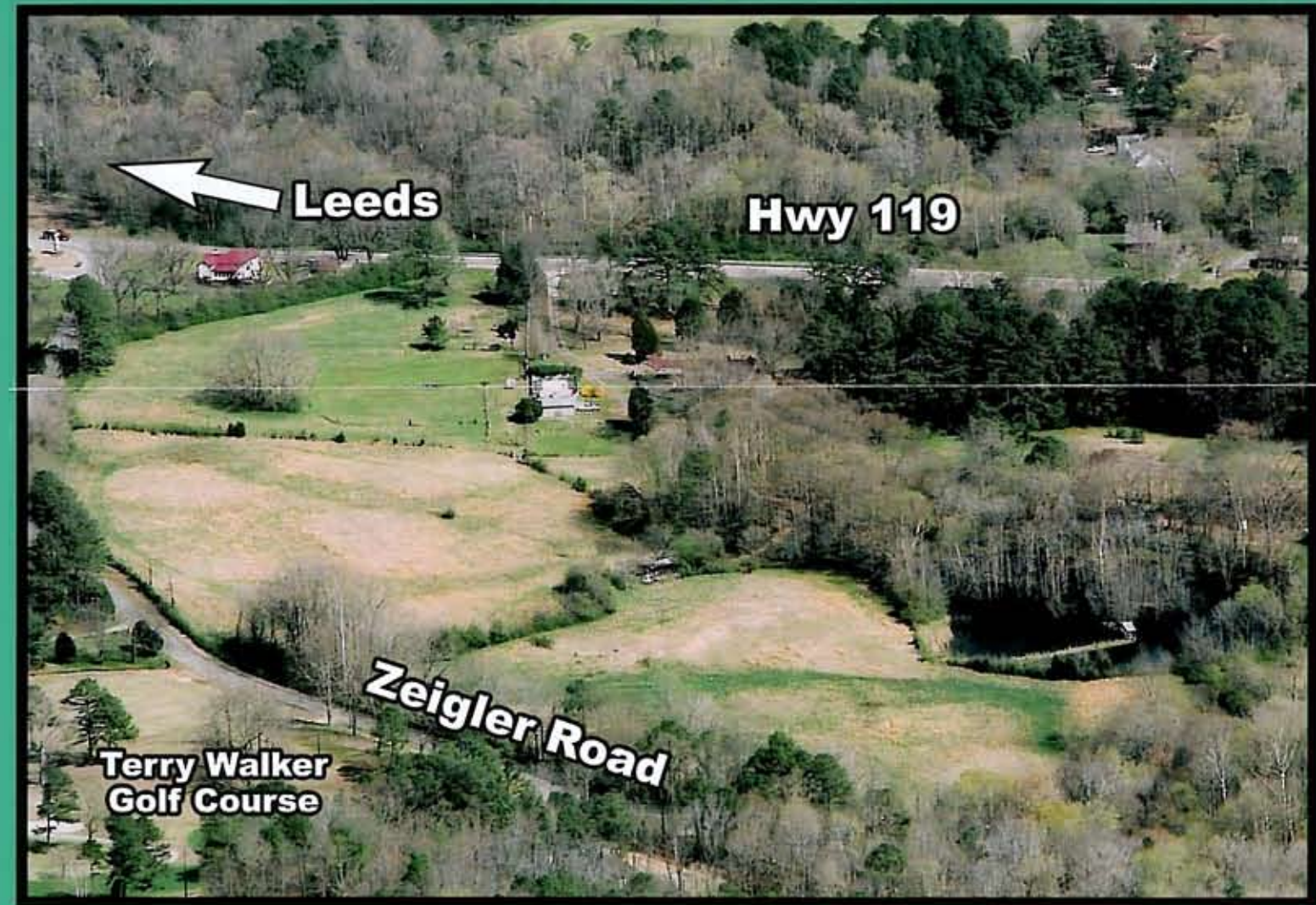
TERMS AND CONDITIONS: Real Estate
As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) or \$10,000, per parcel whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$10,000 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."**



Please Register prior to opening remarks at 10:00am

Absolute Estate
Auction

Home and acreage of
HARRY "THE HAT" AND DOROTHY WALKER.
F/K/A RIVER OAKS RANCH



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 Absolute Estate
Auction

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Home and acreage of
HARRY "THE HAT" WALKER.
Saturday, August 28, @ 10:00 A.M.

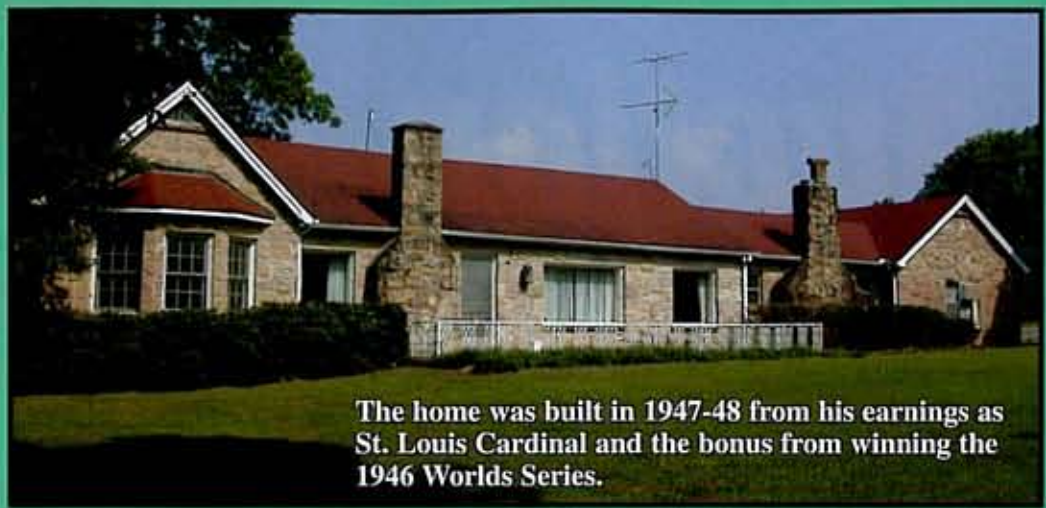
Saturday, August 28, @ 10:00 A.M.
Auction Held On-Site
www.gtauctions.com • (800) 996-2877 • (205) 326-0833

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Home and acreage of

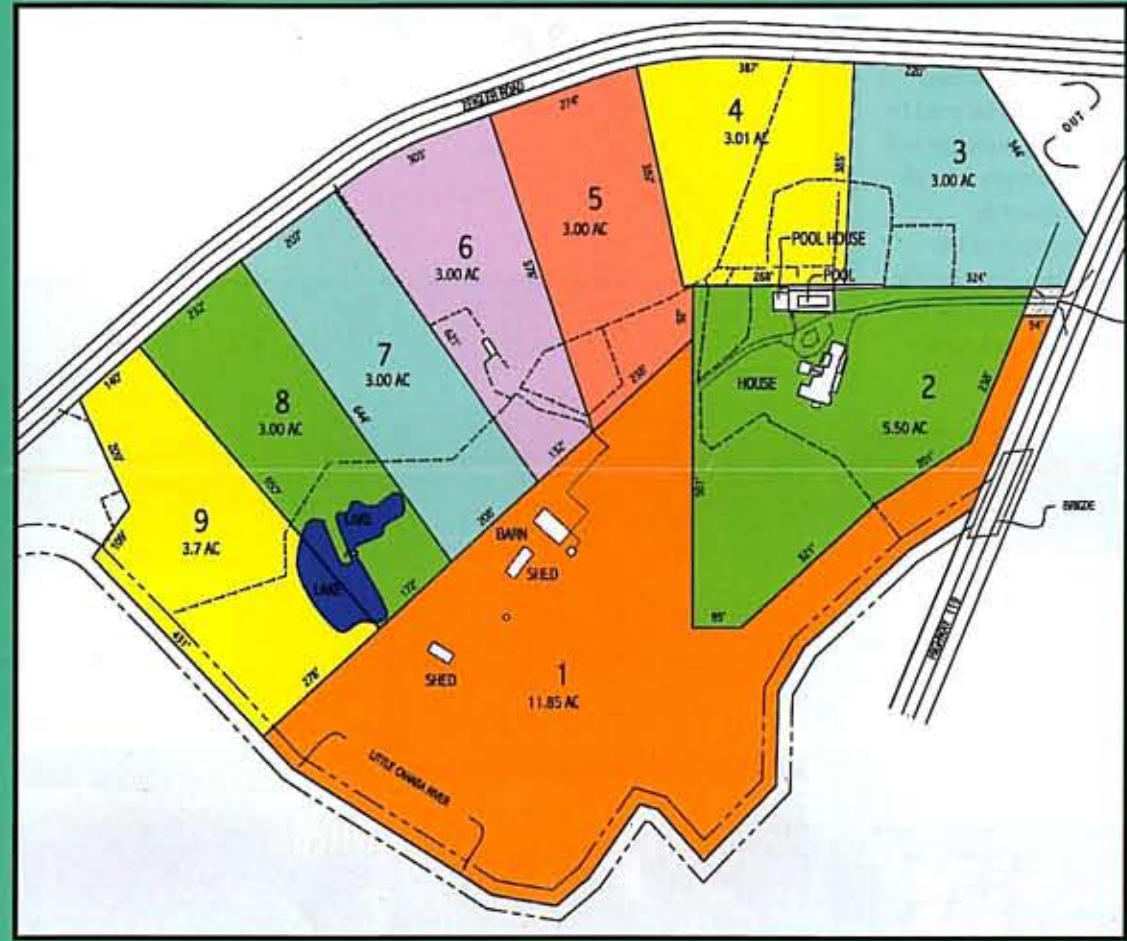
*HARRY "THE HAT" AND DOROTHY WALKER,
 F/K/A RIVER OAKS RANCH
 Saturday, August 28, @ 10:00 A.M.*

The Walker family has recollect that entire teams of the World Series winning Cardinals and Pirates have been on the property. Visiting celebrities making an impression on the Walker family were Stan Musial, Willie Mays, Roberto Clemente, Willie Stargell, Tim McCarver, Dizzy Dean, Joe Garagiola, Mickey Rooney, Angie Dickinson and Harry's brother and Dodger great, Dixie, also a Leeds native.



The home was built in 1947-48 from his earnings as St. Louis Cardinal and the bonus from winning the 1946 Worlds Series.

Personal property items offered separately from the real estate include Harry's tractor, riding mower and "the bell". A long, standing tradition to ring



the bell at birthdays and holidays, the fine bronze locomotive bell is displayed near the driveway of the home and it will also sell to the highest bidder.

- Nearby Horse Farms
- Lake Purdy
- Golf Courses
- Historic Leeds is 3 Miles ±
- I-20 is 4 miles ±
- US Hwy 280 is 10 miles ±
- Leeds school system
- Barber Motorsports Museum & Park
- Coming soon Bass Pro Shops, the "Disney World for the Outdoor Enthusiast"

Bidder packages may be downloaded from our website (www.gtauctions.com) as well as a biography on Leeds' legend Harry "the Hat" Walker. The City of Leeds website is www.LeedsAlabama.com.

Granger, Thagard and Associates, Inc., has been commissioned to sell to the highest bidder, regardless of price, the home-place and 39.5 acres ± of Leeds, Alabama baseball legend Harry "the Hat" Walker. (See Bio at www.gtauctions.com)

Well-situated near the intersection of U.S. Hwy 119/ Zeigler Road and across from the Terry Walker Golf Course in Leeds, Alabama, this tract will be offered in parcels, combinations and as an entirety. Nine parcels divide the Zeigler Road frontage of 1760 (+/-) feet and 275(+/-)feet on U. S. Hwy 119. The western boundary of the property is the Little Cahaba River.

The stone home-place, built from area rock, has three large bedrooms and three bathrooms. Both large living room and the den have custom-built stone fireplaces. A separate entrance leads to "The Hat's" large office.

Swimming pool area and storage buildings are convenient to the home. The main barn and sheds were used for the cattle operation. Harry's batting cage that was used to teach Hall of Fame inductees and his teams at UAB (first baseball coach at UAB) is near the main barn.

The ranch was well known in the sports and entertainment circles as a "great time to be had" at a Harry "the Hat" barbeque.



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