

Auction 80 Properties Jasper, Alabama

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), which ever is greater, of which \$1,000 per parcel for residential and \$5,000 per parcel for commercial 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 40 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.

Registration must be completed prior to opening remarks at 9:00am

**Granger
Thagard**
& Associates, Inc.

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Auction

Saturday • May 1st
9:00am

FIRST CLASS
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PAID
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BIRMINGHAM, AL

FIRST
CLASS
MAIL

80 Properties

Jasper, Alabama

Auction Site
CHS Activity Center
204 - 19th St. E.

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

www.GTAuctions.com

Auction 80 Properties

52 Properties Sell ABSOLUTE to the Highest Bidder!

Residential and Commercial

Jasper, Alabama

Auction Site
CHS Activity Center
204 - 19th St. E.

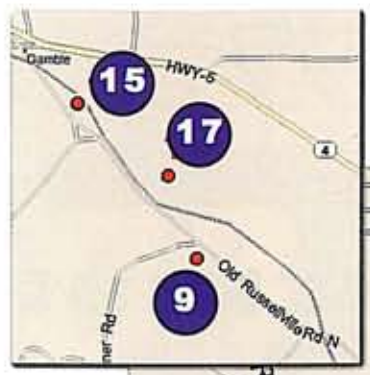
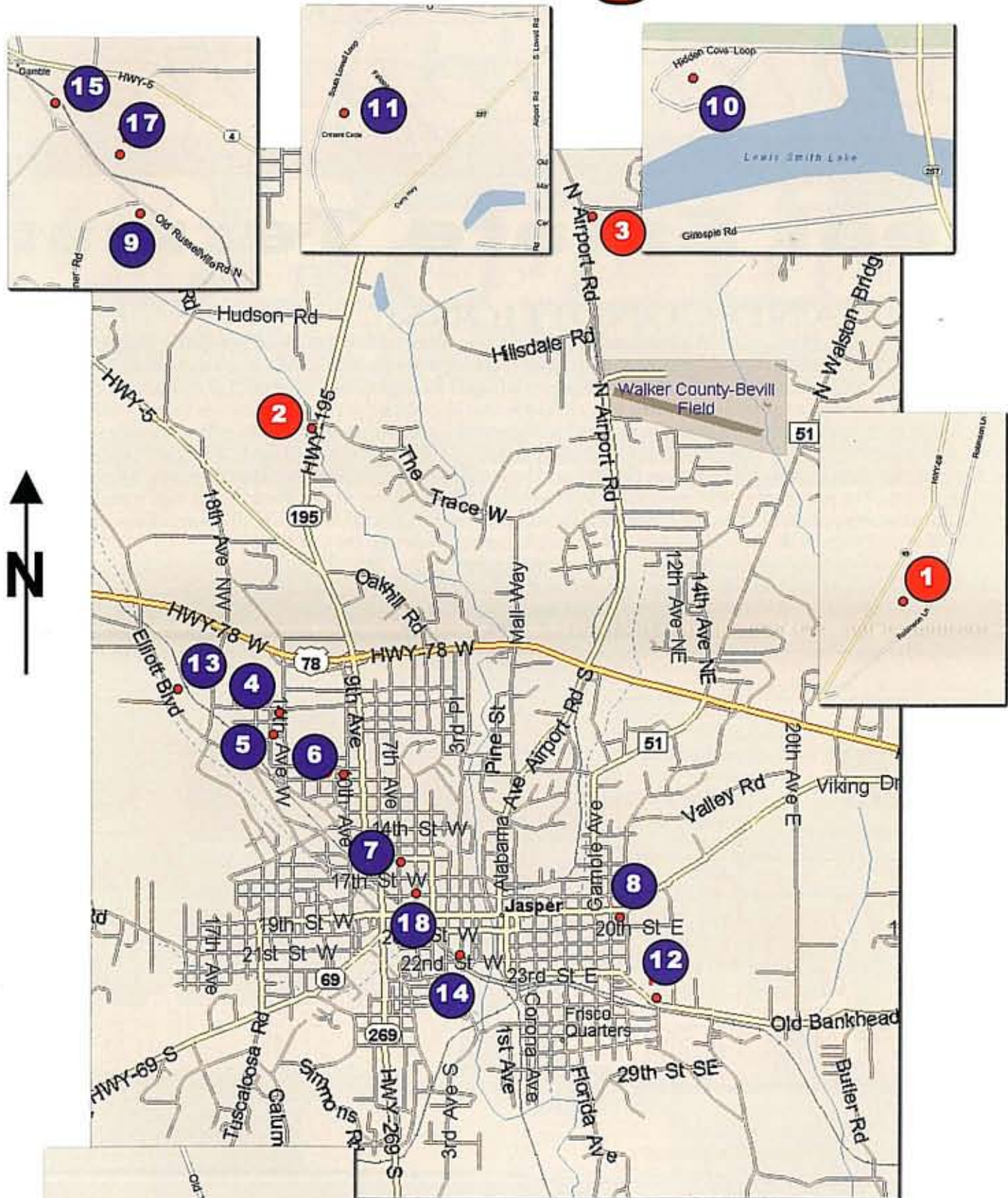
Saturday • May 1st 9:00am

Doors Open at 8:00 am

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Parcel Legend

Blue Properties Offered 1st



See more map detail, plus parcel maps and aerial pictures online at www.GTAuctions.com

4 Two(2) rental houses @ reserve auction (blue parcel numbers, 4 & 11) and ten(10) residential lots (blue parcels, 1-3, 5-10 12).



5 10th Ave/15th St. residential lots (blue parcel numbers 13 and 14).



6 10th Ave/10th St. residential lot (blue # 15).

7 Residential lots (R5) adjacent to Woodcrest Apts. (blue parcel numbers, 16 and 17).

8 Indiana Ave residential lots (blue # 18-20).

9 Cooner Road residential lots (blue parcel numbers 20 and 21), no zoning.

10 Hidden Cove Loop (Smith Lake) lots (blue parcel numbers 22 and 23), no zoning.



11 Crescent Circle Drive residential lots (blue parcel numbers 24 and 25), no zoning.

12 Old 78 Hwy residential lots (blue parcels 26-29), zoned agriculture, except parcel 29.



13 Elliott Blvd zoned M2 (blue parcels 30 & 31).



14 Albert Russell Way w/ B3 zoning (blue parcel numbers 32 and 33).



15 Blue Cut not zoned (blue parcels 34 and 35).

16 Old Tuscaloosa Rd unzoned (blue parcel 36).

17 Old Russellville Road not zoned (blue parcels 37-39).



18 Old S&W Bldg zoned B3 (blue parcel 40).



Auction 80 Properties

Saturday • May 1st

9:00am

The ownership of these properties has been held in family partnerships and LLC's. Many of these properties have never been offered for sale to the public and now they may be purchased at auction where you **SET THE PRICE!**

Our website, GTAuctions.com, will have full information on these properties. Bidder packages may be requested by calling our office or visiting our website. The auction will be held Saturday May 1st, beginning at 9:00 A.M. at the Community Health Services Building in Jasper, Alabama. See individual property profiles and inspection schedule on our website.

Red Properties

- 1** Highway 69 N Truss Factory, red absolute auction parcel numbers 1-5; all of these parcels carry no zoning.
- 2** Highway 195/Trace, red absolute auction parcel numbers 6-9; all of these parcels are zoned agriculture.
- 3** Airport Road/Arkadelphia Road, red reserve auction parcel numbers 10-17 and 26-40, Absolute auction parcel numbers a B-2 zoning.

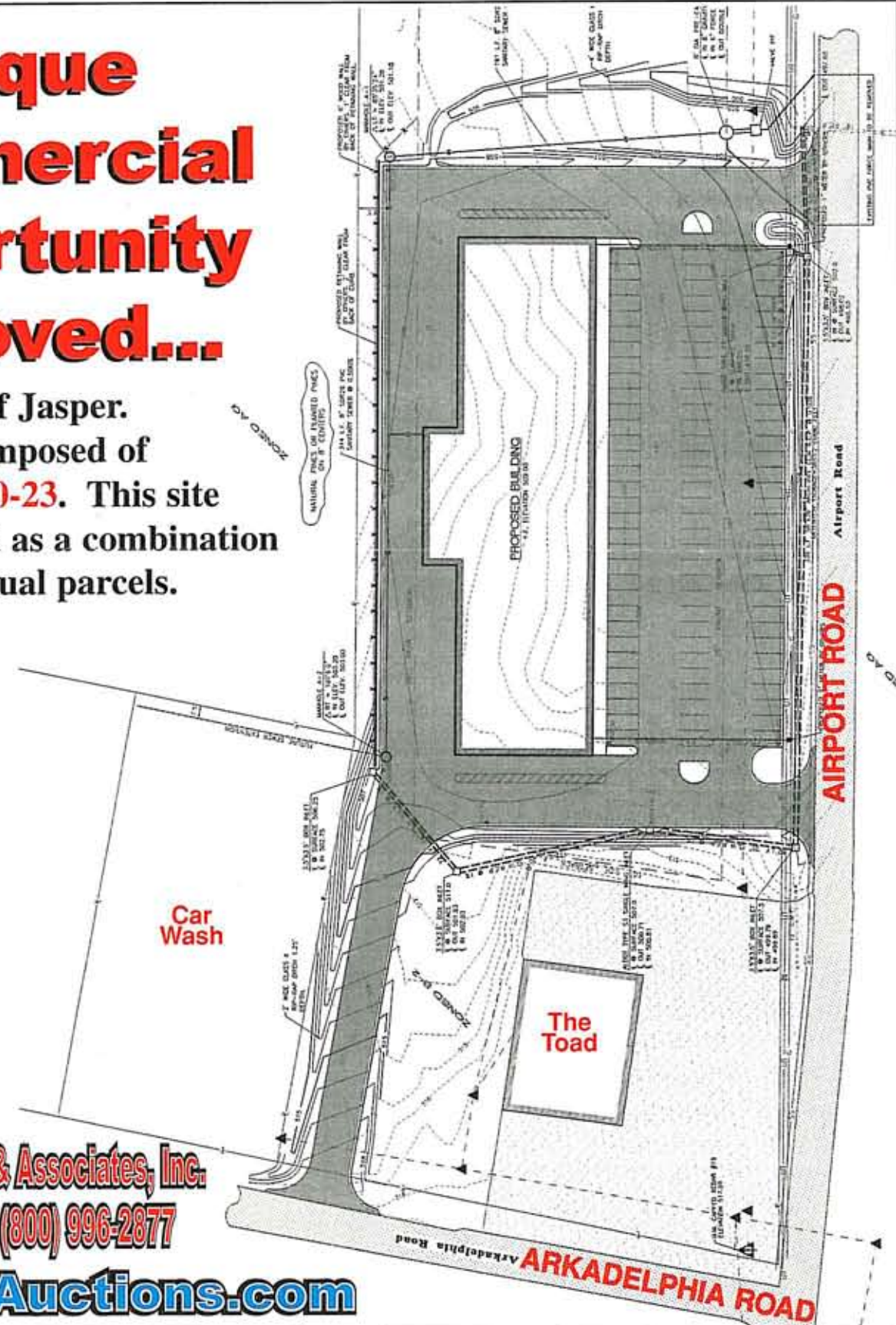


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Featuring

A Unique Commercial Opportunity Approved...

...by the city of Jasper.
 This site is composed of **Red Parcels 20-23**. This site will be offered as a combination and as individual parcels.



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