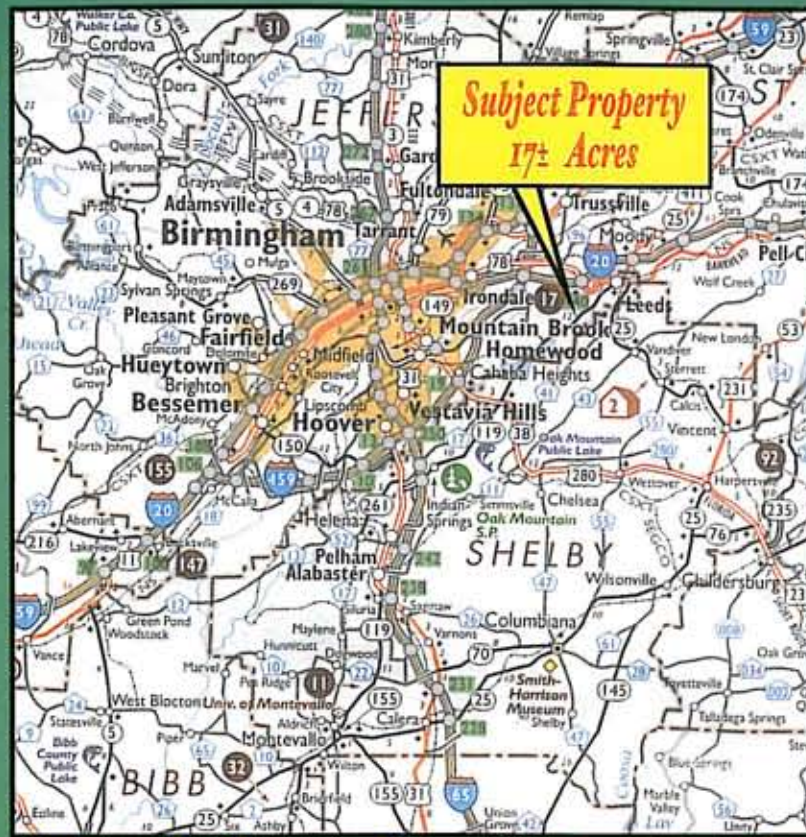


Absolute Auction 17± Acres in 3 Parcels

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) of \$25,000, per parcel on parcels one and three and 10% or \$25,000 on parcel two, 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.



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

Absolute Auction 17± Acres in 3 Parcels



**Call for Showing Schedule
(205) 930-0833**

**Leeds, Alabama
Saturday • June 28 • 10:00am**

**Granger
Thagard**

& Associates, Inc.

1516 20th Street South, Suite 210
 Birmingham, AL 35205
 (800) 996-2877 • (205) 930-0833
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Absolute Auction - 17± Acres in 3 Parcels

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"I sit up straight every time I pass that property 'cause it makes me dream about living there"... says a longtime Leeds resident. Residents in the Leeds area know immediately which property is being inquired about when visitors ask about this home...



Originally known as the McLaughlin Farm, this tract featured a one story home that was built circa 1925. The home had a major, yet unfinished, renovation a few years ago that created a second and third floor. The home place is nestled among 17+/- acres bordering the Little Cahaba River with 1,500 +/- feet of frontage on Hwy 119/Montevallo Road.



The property will be offered in three parcels, combinations of parcels and or as an entirety (see parcel map).

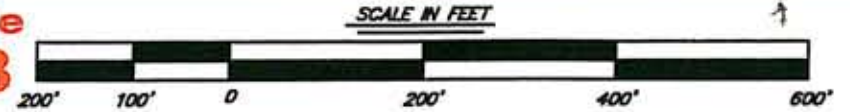
The **ABSOLUTE AUCTION**, with no minimums or reserves, will take place on **SATURDAY June 28 at 10:00 AM** where **YOU SET THE PRICE!** (Auction held on site)

Amenities include...

- Three floors of potential living area, approximately 5,400 square feet...2.685± base area, 1,980± upper story plus porches.
- Large porches, front and back...
- Detached garage, two-car...barn & stormcellar... • **Zoned R-1**
- Paved drive-way with gated entrance w/ electric gate operator (remote controlled)
- 6 Bedrooms and 3 Baths (footed tubs and pedestal lavatories)
- Living room, Dining room, Den with great views and stacked stone fireplace
- Kitchen with lots of cabinets, Sunroom • Central H/A with gas furnace. Three York Stellar Plus A/C's.. one per floor. • Heart pine construction on main level.



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