

Commercial and Waterfront Properties

Saturday • September 7 • 9:00am • Absolute Auction

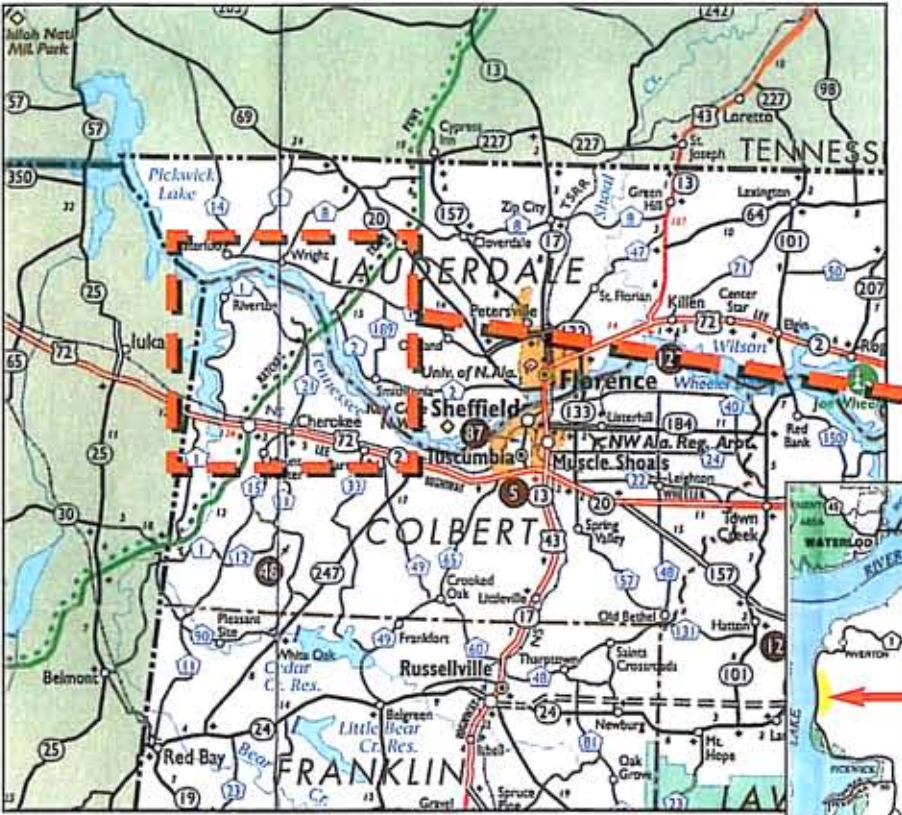
When you're looking for "a place to call home", "a real place" for everyday easy living... one needs to consider...

- State-of-mind... Life here is a "state-of-mind"...
- Superb community amenities, i.e. local people-oriented leadership, civic clubs, churches, hospitals, colleges, festivals, cultural and educational events, museums, libraries, recreational opportunities, water activities - fishing, sailing, boating...
- Staggering "wealth friendliness"... the local value of a dollar and quality of life...
- Striking scenery in the foothills, farms and lakes...
- Seasons... a distinct four seasonal change...
- Sensational fishing... Within the confluence of a vast watershed of streams and creeks flowing into the Tennessee River (Lakes Wheeler, Wilson and Pickwick (113,405 +/- acres impounded by area dams), one of the best, all-seasons sport fishing trails in the USA is coveted by locals, visitors and fishing tournaments...
- What more can you ask for in a place called "home"?

It's just "selective living" at it's best... It's a Southern Lifestyle...



Call for Parcel Maps



Waterfront Properties (150± acres) will be offered in parcels, combinations of parcels and / or as an entirety.

If you're looking for a "Life"... Look in Northwest Alabama... You'll be Looking in the "Right Place"... It's Important to be Selective with Your LifeStyle!!! In "The Shoals" area of Alabama, in Colbert and Lauderdale Counties, In the Cities of Muscle Shoals, Tuscumbia, Sheffield and Florence... You'll Discover Southern Living at its Best...

"The Shoals" area of Alabama is considered to be one of the South's most alluring Destinations...

Map Inset



NOTE: Properties are Highlighted in Yellow. Highlighted areas are for illustration only and do not accurately reflect boundaries.

Granger Thagard & Associates, Inc.

Visit our Web-Site:
www.gtauctions.com
 (800) 996-2877 • (205) 930-0833

Wherever you are in your life (career or retirement), whatever you're looking for in a place to live (and live well) come and visit Northwest Alabama for a look into your future in "the Shoals" area of Alabama... "The Shoals" situated along the meandering Tennessee River in the foothills of the Appalachian Mountains, a region ablaze with beauty, bustling activities, world-class fishing, and a rich heritage (500 AD Indian Mound, W.C. Handy — "Father of the Blues", Natchez Trace, Ivy Green-Birthplace of Helen Keller, Alabama Music Hall of Fame and much, much more...) lies a tapestry of lifestyles where History is still unfolding...

Absolute Auction

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) or \$2,500, on each parcel, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$2,500 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.

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

**Granger
Thagard**
& Associates, Inc.

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AUCTION

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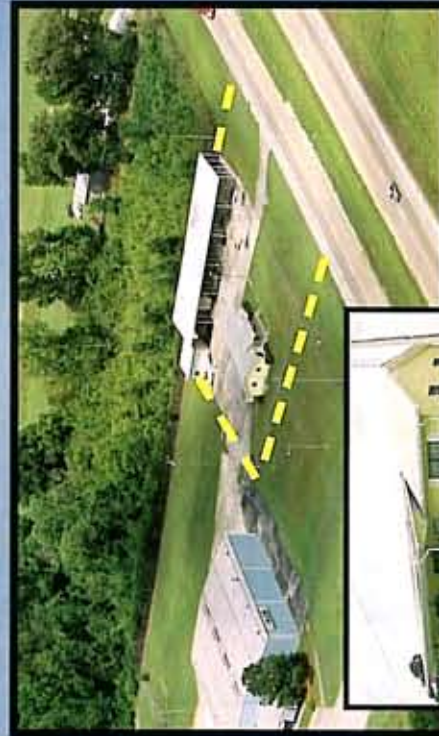
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*Both Commercial
Properties are Located on
 Hwy 72 between Cherokee
and Barton School*

*Water Front Properties are
Located on Riverton Rose
Trail overlooking Pickwick
Lake / Bear Creek.*



*Note: Household Furnishings, Office Equipment
and tools will be offered at auction*

**Granger
Thagard**
& Associates, Inc.