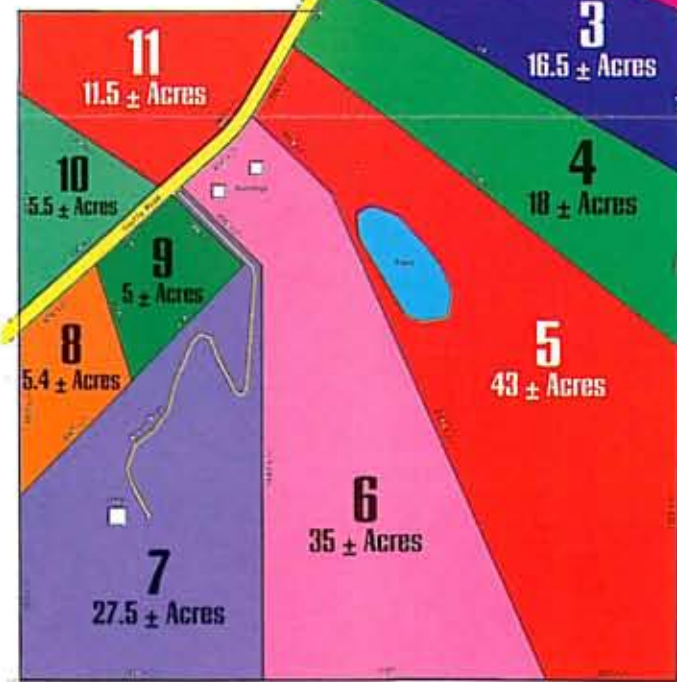
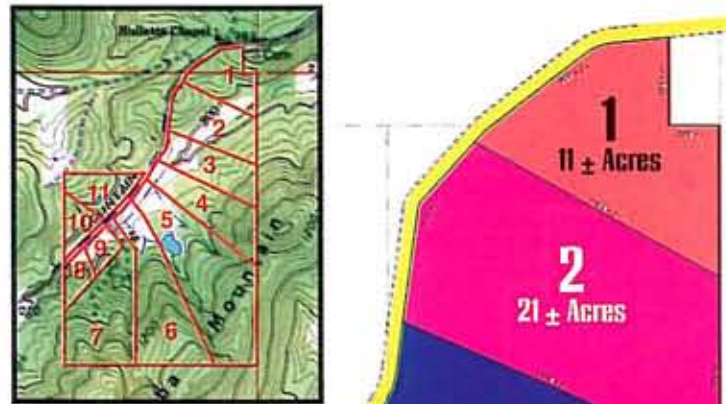


St Clair County - Springville, Alabama

# LAND AUCTION

## PLAT MAP



Reminiscent of ... a Smokey Mountain hideaway, this picturesque property offers an opportunity to escape from the fast paced city life.

Nearby Springville, Alabama provides access to modern necessities while retaining the small town charm of a community where the merchants call you by name.

Mountain Springs and coves provide scenic vista views of hardwood covered hill sides that explode with color in the fall.

You may choose to own any combination of these estate sized lots or mini-farms including the entirety of this offering.

These parcels will be deed restricted to site built single family dwellings (no mobile homes).

Although each of the 11 parcels has road frontage on Bear Mountain Road and each has at least one homesite, the parcels have their own individual characteristics. From Parcel #7 with its mountain top cabin and stone swimming pool, to Parcel #5 with its two ponds and pastureland to Parcel #6 with its barns, each parcel is unique.

Lenders are on call to talk with you about financing these parcels.



Pond on Parcel # 5



Swimming pool on Parcel # 7



Barn on Parcel # 6



Barn on Parcel # 6

## A sampling of the quaint charms of nearby Springville, Alabama



# Saturday, November 11 • 10:00am

# (205) 870-7883 • (800) 996-2877

**AUCTIONEER'S NOTE:** All information in this brochure is from sources deemed to be reliable but not guaranteed by Investment Recovery Auction, Inc. Announcements from the Auction stand take precedence over printed material.

### Property Sells...AS IS...WHERE IS!

For more Information or Real Estate Showing Call: (205) 870-7883 or (800) 996-2877



St Clair County - Springville, Alabama

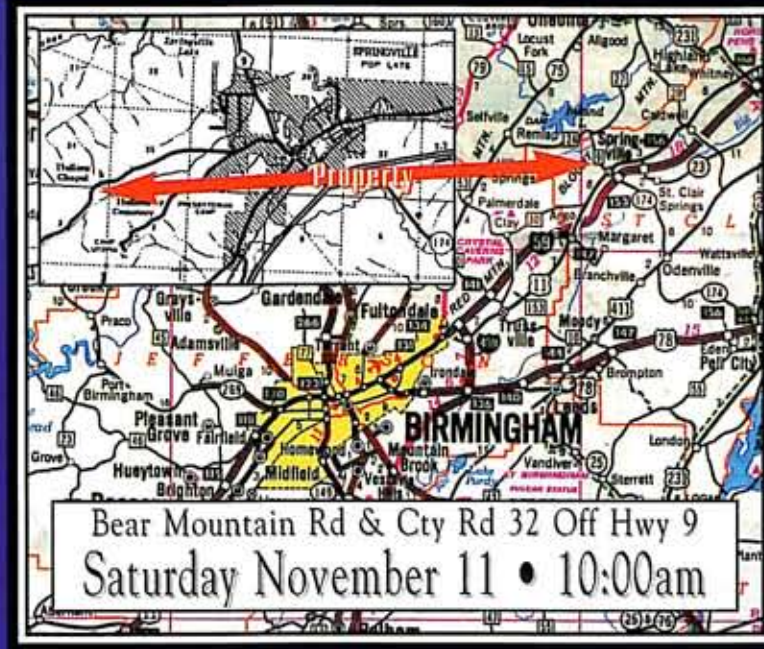
# LAND AUCTION

202 ± ACRES

## Real Estate Terms:

Broker Participation Welcome

A 10% Deposit per parcel shall be made immediately after being declared the "successful high bidder" of which \$5,000 shall be made in the form of cash, cashiers check, or check with bank letter of guarantee for parcels 1, 8-11 and \$10,000 for parcels 2-5. The balance of the deposit shall be paid by the purchaser in the form of cash or personal check. The balance of the of the purchase price shall be due on closing in 30 days. This property is being sold "as is...where is," with no warranties. All closing costs to be paid by the buyer.



## CALL FOR APPOINTMENT

(205) 870-7883 or (800) 996-2877



Investment  
Recovery  
Auction, Inc.

3410 Independence Drive, Suite 210  
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(800) 996-2877 • (205) 870-7883  
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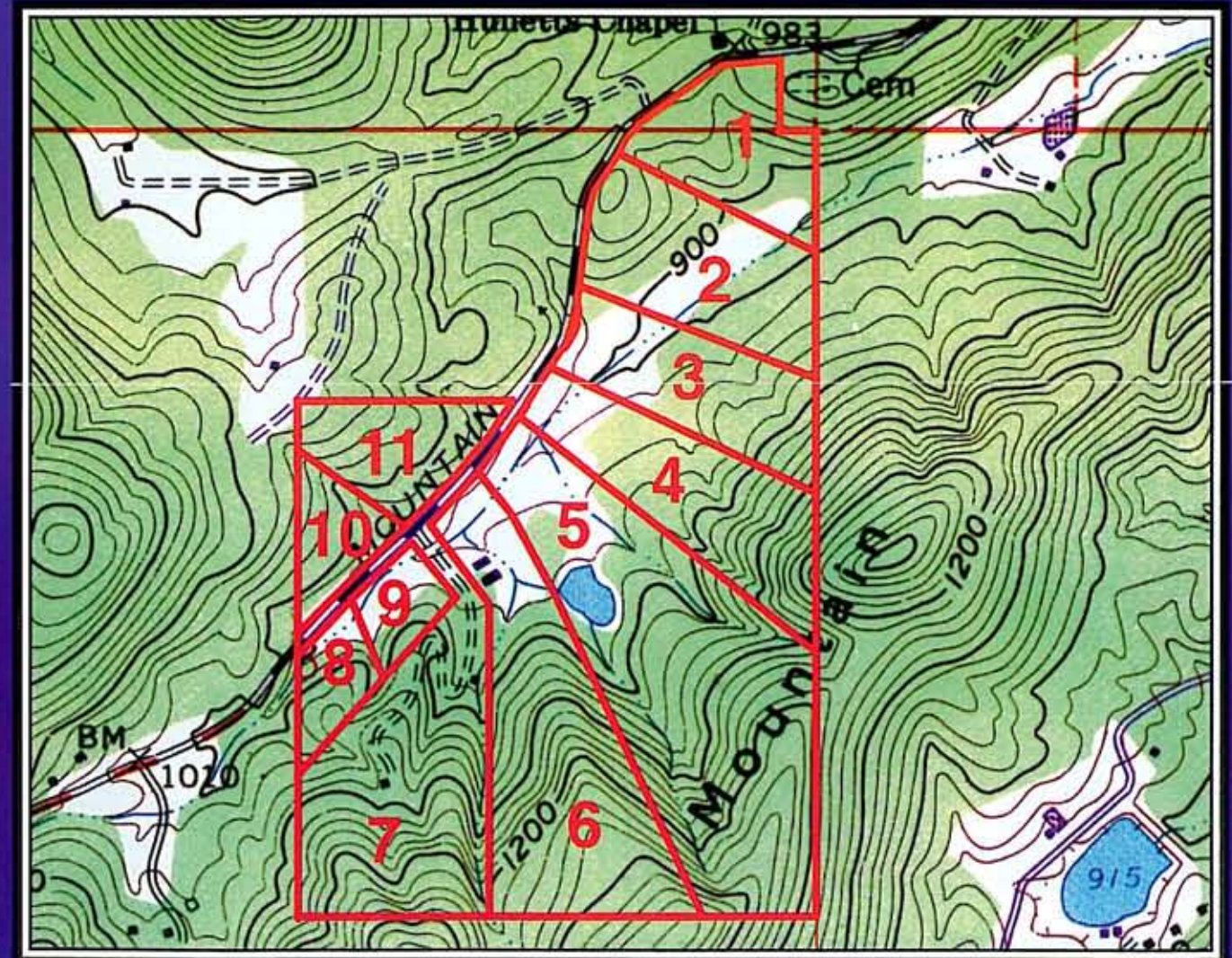
St Clair County - Springville, Alabama

# LAND AUCTION

THE ESTATE OF ROSCOE B. HOGAN, JR.

202 ± ACRES

## OFFERED IN PARCELS AND COMBINATIONS



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