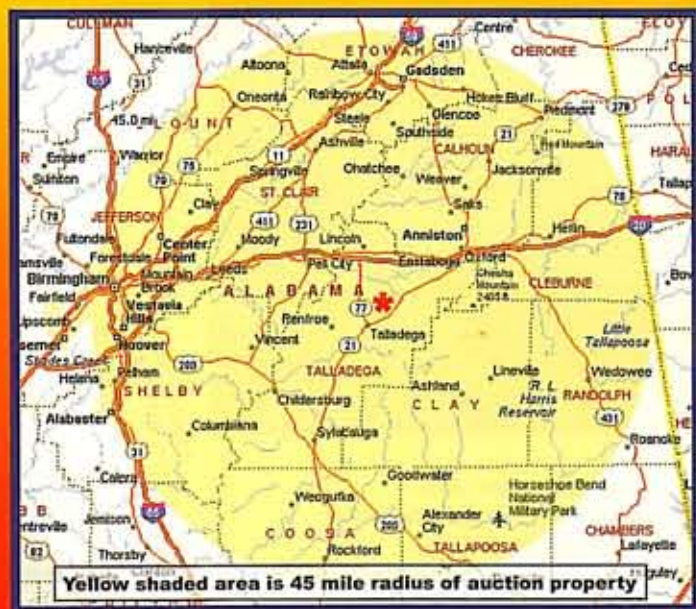


**REAL ESTATE TERMS & CONDITIONS:**

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 \$5,000, per parcel whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$5,000 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. Contiguous property parcels that comprise a separate complete tract are subject to sell 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."

**TALLADEGA, ALABAMA**



Register prior to 1:00 PM

**Granger Thagard & Associates, Inc.**  
 1031 Richard Arrington Jr Blvd S  
 Birmingham, AL 35205  
 800-996-2877 205-326-0833  
 Fax: 205-326-0505  
 Jack F. Granger, CAI, 873  
 G.W. (Bill) Thagard, CAI, 675



**199 +/- Acres**  
**Plus 2 Warehouses**

**Thursday · May 26th**  
**1:00 PM**



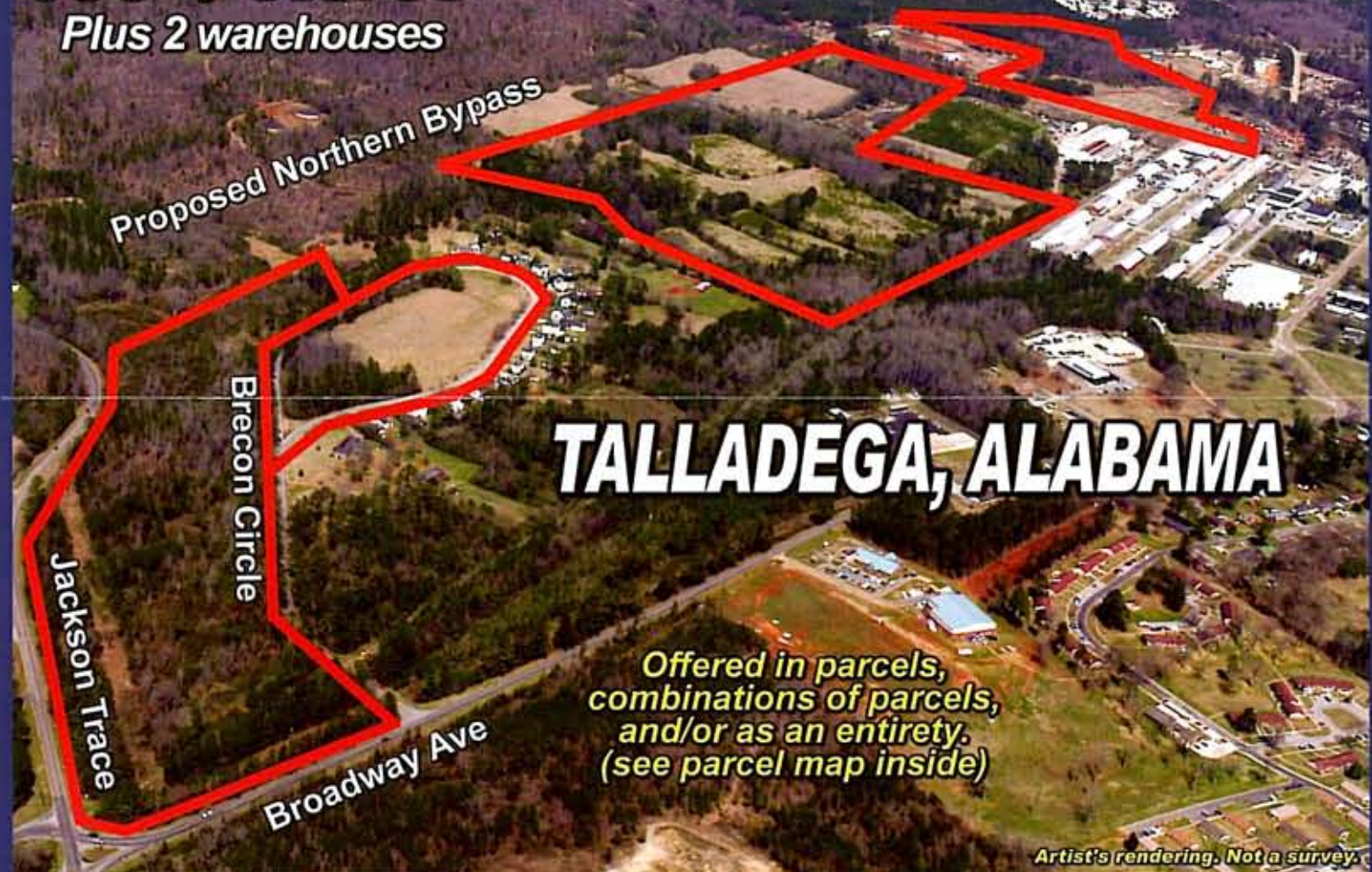
**TALLADEGA, ALABAMA**

LAND AUCTION · TALLADEGA, ALABAMA · LAND AUCTION · TALLADEGA, ALABAMA



**199 +/- Acres**  
**Plus 2 warehouses**

**No Minimums**  
**No Reserves**



**TALLADEGA, ALABAMA**

Offered in parcels,  
 combinations of parcels,  
 and/or as an entirety.  
 (see parcel map inside)

Artist's rendering. Not a survey.

**Thursday · May 26 · 1:00 PM**

Auction to be held at Fort Lauris D. Graves National Guard Armory

**Granger Thagard & Associates, Inc.**

In Cooperation with  
**CYPRUS PARTNERS**

Call or visit web for more details:  
**800-996-2877**  
**205-326-0833**  
**www.GTAuctions.com**



**199+/- Acres**

Plus 2 warehouses

No Minimums

No Reserves

**Thursday • May 26 • 1:00 PM**

**GROW WITH TALLADEGA!**

This is an excellent opportunity to invest in a city that's "on the move". Come to the auction and you will set the price!

"These properties have been in our family for over fifty years. As individual family members make relocation plans, we knew that now was the time to sell the acreage so that the next ownership may develop the property and continue to improve Talladega"

Family member quote

Talladega is approximately 10 miles from I-20 at Exit #168. Follow Highway 77 to downtown Talladega and watch for auction signs.

The auction will be held at the Fort Lauris D. Graves National Guard Armory located at 518 Broadway Avenue.

Excerpt below from an article written by Denise Sinclair at the Daily Home on Tuesday, March 15, 2005:

According to Dejarvis Leonard, division engineer for the Alabama Department of Transportation in Alexander City, the first priority is extending the 275 Bypass project from Alabama 77 north to Alabama 21, just north of Kelley Creek. Leonard said the 275 Bypass project has always been the higher priority and he hopes the 275 Bypass project can be let this year (2005).

Note: Changes, if any, from the shown parceling, will be available from the auctioneer prior to the sale date. Individual parcel acreage amounts can be viewed on our website.



**Former Warehouse  
61' x 513' IRR**

**800-996-2877  
205-326-0833**

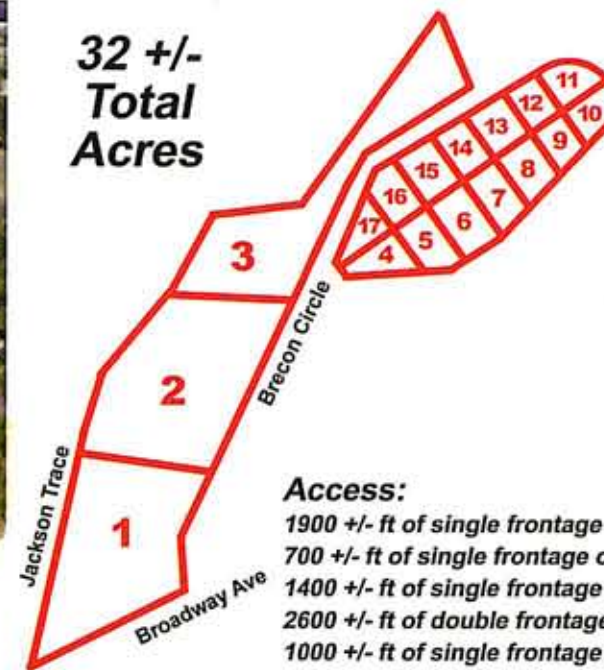
**www.GTAuctions.com**

**Granger  
Thagard  
& Associates, Inc.**

In Cooperation with  
**CYPRUS  
PARTNERS**



**32 +/-  
Total  
Acres**



**Zoning:**

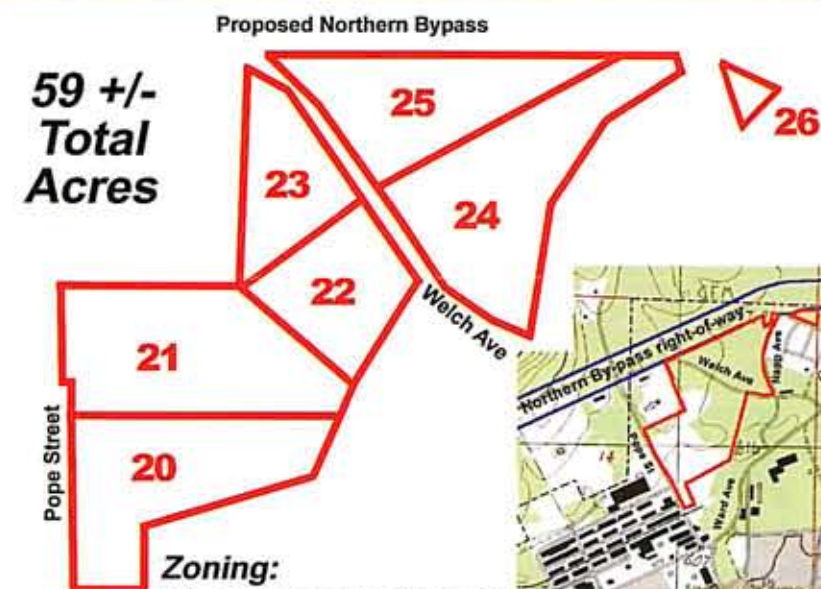
- R2 – rural residential: 30%
- R3 – single-family residential: 65%
- M1 – limited industrial: 5%

**Access:**

- 1900 +/- ft of single frontage on Jackson Trace Road
- 700 +/- ft of single frontage on Broadway Avenue
- 1400 +/- ft of single frontage on Brecon Circle
- 2600 +/- ft of double frontage on Brecon Circle
- 1000 +/- ft of single frontage on Northern Bypass right-of-way



**59 +/-  
Total  
Acres**



**Access:**

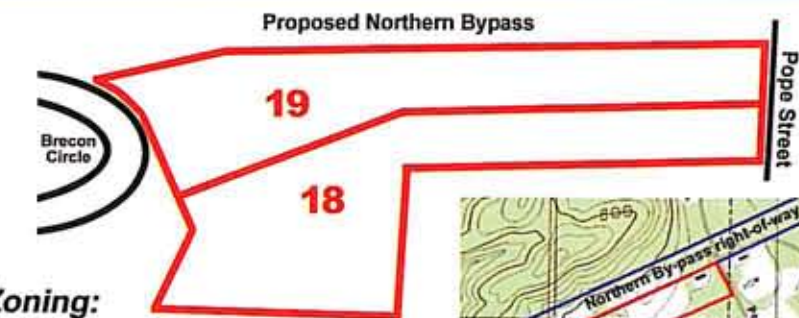
- 1200 +/- ft of single frontage on Pope Street
- 1200 +/- ft of single frontage on Napp Avenue
- 1100 +/- ft double frontage on Welch Avenue
- 400 +/- ft single frontage on Welch Avenue
- 1600 +/- ft of single frontage on Northern Bypass right-of-way

**Zoning:**

- M2 – general industrial: 100%



**108 +/- Total Acres**



**Zoning:**

- NZ – not zoned: 70%
- R2 – rural residential: 18%
- M2 – general industrial: 12%

**Access:**

- 600 +/- ft of single frontage on Cochran Avenue
- 600 +/- ft of single frontage on King Street
- 400 +/- ft of single frontage on Pope Street
- 4000 +/- ft of single frontage on Northern Bypass right-of-way