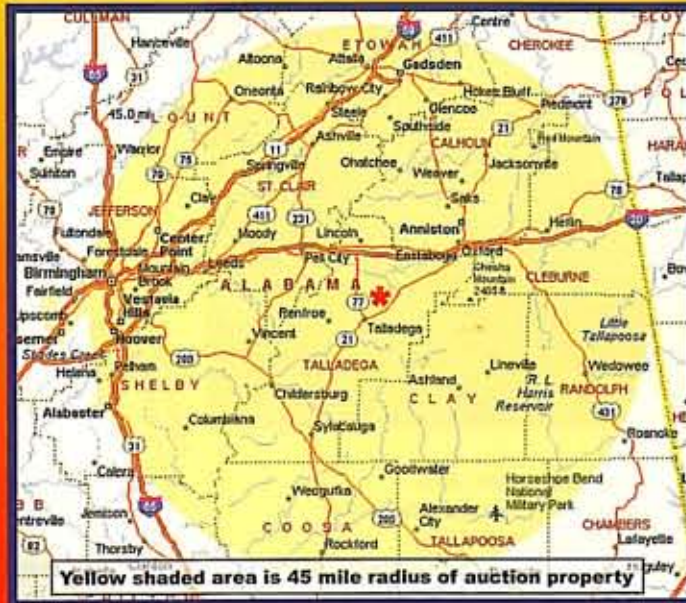


REAL ESTATE TERMS & CONDITIONS:

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

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

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

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