

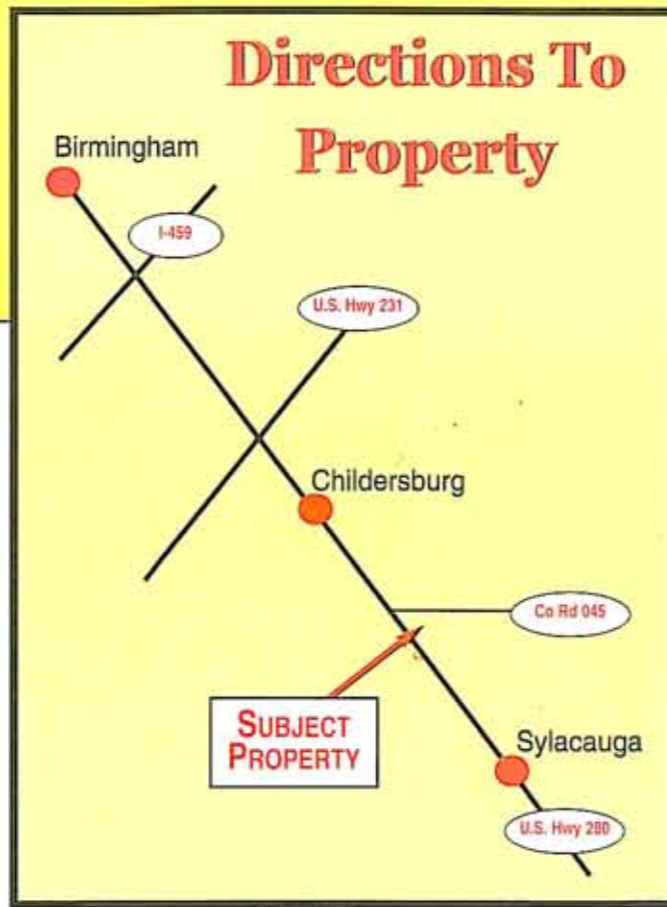
Absolute Estate AUCTION

Real Estate Terms:
Broker Participation Welcomed • Call for Details & Registration Form

TERMS AND CONDITIONS:

As a bidder you should know — Successful bidders must deposit 20% of the purchase price at the auction of which \$7,500 per parcel must be in the form of cash, cashiers check, or personal or company check presented with a bank letter of guarantee. • Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing. • All closing and survey costs are paid by purchaser • In all transactions, the auctioneers at Granger, Thagard & Associates, Inc. are acting as agents (working for), the Seller. 2% Broker Co-op available, call for details. • Announcements from the auction stand take precedence over all previous oral statements or printed material. • Property subject to sell as an entirety prior to the auction under the auction terms.

All property sells AS IS...Where Is. 5% Buyers Premium.



Granger Thagard & Associates, Inc.
1516 20th Street South, Suite 210
Birmingham, AL 35205
(800) 996-2877 • (205) 930-0833
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Jack F. Granger, CAI, 873
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Jim Jordan, #2292

Absolute Estate AUCTION
Tuesday • Jan 21 • 1:00pm

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14+/- ACRES

OFFERED IN 7 PARCELS WITH
FRONTAGE ON CTY. RD. 045 AND
U.S. Hwy. 280

TALLADEGA COUNTY, AL
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Absolute Estate AUCTION

All Parcels offered Absolute to The Highest Bidder

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TALLADEGA COUNTY, AL



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Inspect land at your convenience, house & restaurant shown by appointment.

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TALLADEGA COUNTY, AL

How many times have you said, "If only I had bought road frontage on 280 back in 19??"? Well, here's your chance (again). This intersection of U.S. Hwy. 280 and the OLD Childersburg - Sylacauga Road (Cty. Rd. 045) has all the "earmarks" of a future bustling crossroads.

- Oak Grove Community water/power on property
- Parcel 1 has a 5,600± sq. ft. commercial structure (Income Property), currently Cappuccino Cafe, plus a salon,
- Parcel 2 has a 2,700± sq. ft. residence with 3 bedrooms and 2.5 baths.
- No zoning
- Parcels 1, 4, 5, 6 and 7 have frontage on Cty. Rd. 045
- Parcels 1, 2 and 3 have frontage on U.S. Hwy 280

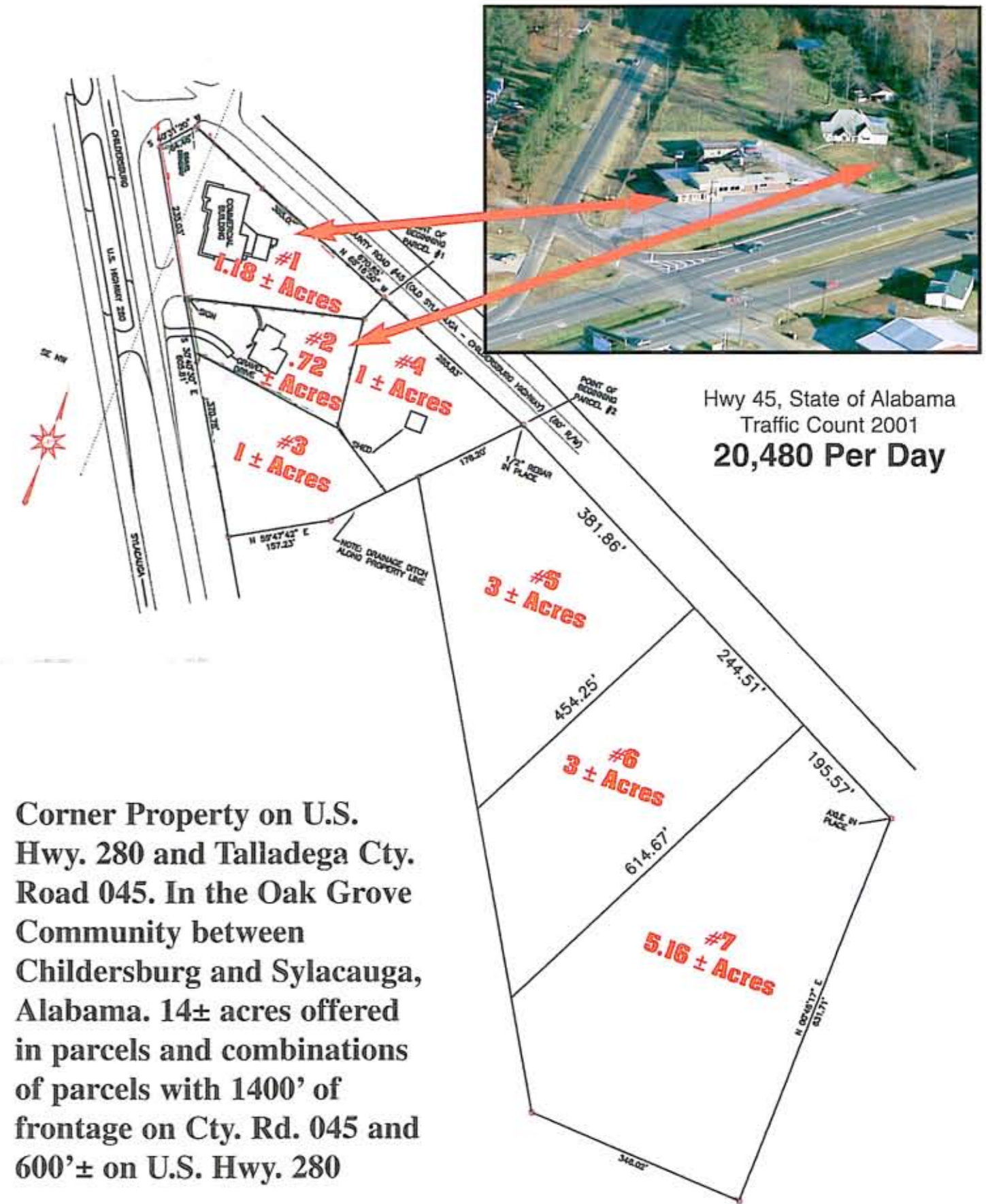
Mileage to Downtown Childersburg is 4 ± miles.
Mileage to Downtown Sylacauga is 6.5 ± miles.
Mileage to Super Wal-Mart is 4 ± miles.



Co Rd 045

U.S. Hwy 280

Registration must be completed prior to opening remarks at 1:00pm



Corner Property on U.S. Hwy. 280 and Talladega Cty. Road 045. In the Oak Grove Community between Childersburg and Sylacauga, Alabama. 14± acres offered in parcels and combinations of parcels with 1400' of frontage on Cty. Rd. 045 and 600' ± on U.S. Hwy. 280

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