

AUCTION

11 Parcels sell **Absolute**, 4 sell with Owner Confirmation

Tuesday, March 21 • 1:00 pm

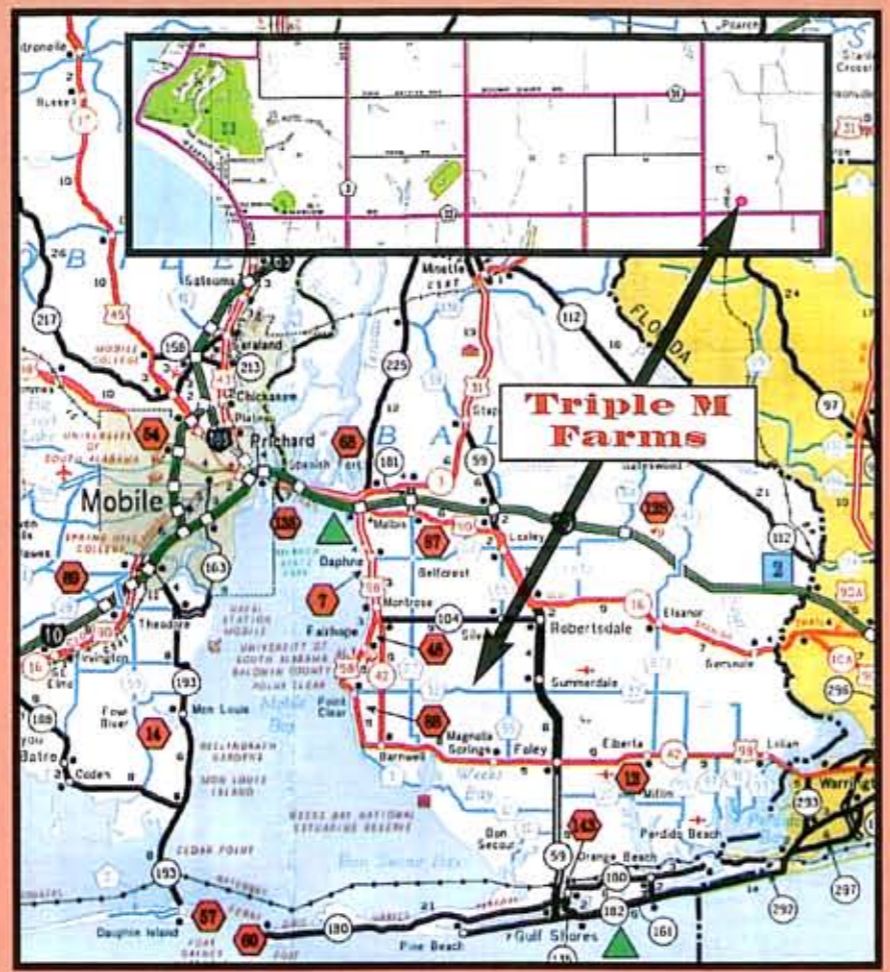
Fairhope, AL

DIRECTIONS

From Fairhope go south on Hwy 98 to County Road 32. Turn Left and watch for signs.

335 Acres ± Prime Real Estate

Owner Financing Available
Call for Terms.



AUCTION

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Fairhope, Alabama



Triple M Farms

Present Land Use - Pecan Orchard



Investment
Recovery
Auction, Inc.

For details, and inspection schedule call ...
800-996-2877 or (205) 870-7883
(334) 867-2289



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First Class
U.S. POSTAGE
PAID
Permit #205
BIRMINGHAM, AL

FIRST CLASS

Suite 210, 3410 Independence Dr.
Birmingham, AL 35209
Phone: (205) 870-7883 / (800) 996-2877
Fax: (205) 870-7882
Jack E. Granger #873
G.W. (Bill) Thagard #602

IN COOPERATION WITH:
English Realty Co., Inc.
Mike English
1-334-867-2289
1-800-840-7088

THIS IS YOUR PERSONAL INVITATION



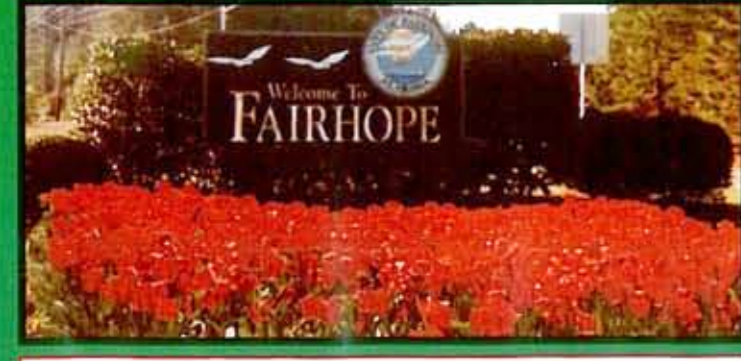
Just Minutes...
From sparkling sands on the gulf shore, famous points of interest, bayou and bay recreation and picturesque farmlands bathed in a temperate climate that create lush floral scenes...



Just Minutes...
From 100+ shops, golf club communities, fresh seafood, cafes, old world charm (the original name of Fairhope was *Utopia*)...



Just Minutes...
From city service that offers public parks, swimming pools, outstanding schools and colleges, libraries and several highly regarded hospitals, health facilities and wellness centers...



Just 365 Days...
From being a native; Mayor Nix as quoted in Money Guide says "If you've been here a year, you're a native."

TERMS:

This property will be offered first in 15 parcels, by choice; then, in combinations or as an entirety.

FINANCIAL TERMS: \$10,000 Cashier Check, personal check with Letter of Credit or Cash is required for each parcel from winning Bidder on day of sale. Remainder of any balance required to equal 10% down payment of sale price will be due in five days. Balance of sale price due on closing in 30 days. All closing costs are to be paid by the Buyer. Real Estate sells "As Is, Where Is."

Announcements made at the auction supercede all printed material. All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed.

All bidders shall look only to the Property owner as to all matters regarding the property, and the Auctioneer shall not be responsible or liable in any way if the owner fails to honor any bid, or refuses to, or cannot close title in accordance with the winning bid or any agreement entered in respect thereof, or if the Property is subject to latent or undisclosed defects, or if the Property is in need of attention or repairs or is in any way not satisfactory to a bidder.

Owner has the right to postpone or cancel the auction in whole or in part, in its sole discretion, and to modify and or add any terms and conditions of sale and to announce such modifications or additional terms and conditions prior to the auction. Owner and Auctioneer reserve the right to refuse admittance to, or expel from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Investment Recovery Auction, Inc. hereby discloses that we are acting solely as an Agent of the Owner in the marketing, negotiation and sale of this property.

All bidders must have guaranteed funds for their purchase(s). This may be in the form of cash, cashier's check or personal/bank check with a current letter of credit/guarantee. Please - NO EXCEPTIONS.

SALE SITE: Auction tent on the property. Enter at driveway on Hwy 32 - Parcel #7.

FINANCING: Owner financing is available. Call for terms.

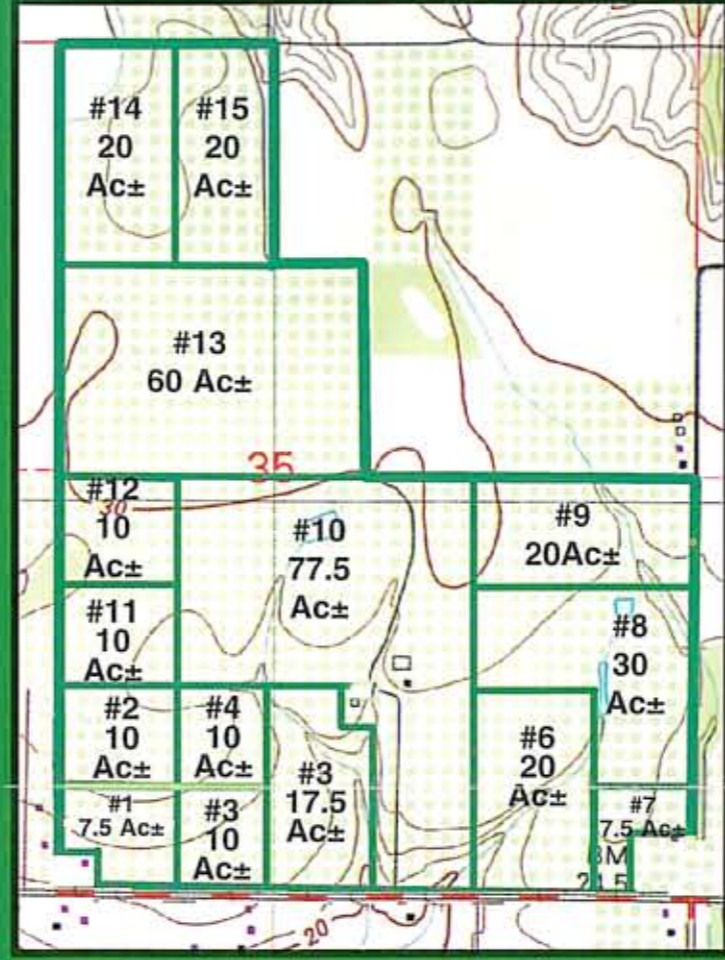
BROKER PARTICIPATION: All brokers must use our firm's broker registration form. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A broker cannot act as a principal and broker on the same transaction. Brokers participating may receive 3% from the seller. A 24 Hour Pre-Registration is required.

BUYERS NOTE: Personal on-site inspection of the real property is strongly recommended. The Property sells "As is, Where Is" with no warranties express or implied. Measurements are approximate. It is the buyer's responsibility to verify all specifications prior to sale date. All closing costs will be paid by the buyer: ie. closing attorney's fees, title policy, survey costs and etc... There is no obligation on the part of the Seller to accept any backup bids in the event the high bid falls through. Mineral Rights reserved by the owner. Property is restricted to single family residences, recreational purposes or agriculture.

PROPERTY INSPECTION: Call for appointment.

AUCTION CANCELLATION: On an auction advertised with "subject to sale prior to the auction" in it's terms, please call for auction confirmation proceedings before making your plans to attend.

Money Guide Magazine, May 1994 issue, ranked Fairhope, Alabama as the #2 best place to retire in the United States. Perhaps that is why so many retirees have settled here; 23.3% of the population is over 65.



LOCATION — Baldwin County, Alabama, on the Eastern Shore of Mobile Bay.
"Newcomers are heartily welcomed to this balmy town, where flowers bloom in window boxes year round and crime is practically nonexistent." *Money Guide, May 1994*

PROPERTY SUBJECT to sale prior to the auction as an entirety. Owner financing available. Call for terms.
ABSENTEE/WRITTEN BIDS:
Absentee bids will be accepted, subject to all terms and conditions of the Auction. Interested bidders must obtain and sign the proper forms by contacting the Auctioneer. Auctioneer will open the bidding at the amount indicated in the absentee bid.

IMPORTANT NOTE TO ALL BIDDERS:
In order to register to bid at this auction and receive a bidder's package, you must have either \$10,000 per parcel in certified funds (cash, cashier's check, or certified check), or a bank letter of guarantee equal to or in excess of the required 10% deposit.

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