

KNOW

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: Saturday 8/26/2023; Land at 1 PM, personal items afterwards.

PROPERTY LOCATION - GPS Address: 6805 County Highway 42, Hamilton, Alabama.

PROPERTY SITE DIRECTIONS: *From Hamilton:* On Military Street, take Marion County 42 for 6.6 miles to property entrance on left. From MS State Line: Take I-22 to Exit 16 onto Hwy. 17, go 3.5 miles to Hwy. 278 Military Street, turn right, go 0.3 miles, turn left on to Marion County 42, go 6.6 miles to property entrance on left. *From Birmingham:* Take I-22, go to Exit 22, go right on Marion County 45, go 2 miles to Marion County 42, go left 5 miles to property entrance on right.

AUCTION SITE: At and on the property.

INSPECTION: Real Estate shown by private mutually convenient appointments any time or at the **Open Houses** Fridays and Saturdays 8/11, 12, 18, 19, 25 from **10 AM to 5 PM**. Auction Day Sat 8/26 10 AM to auction time at 1 PM. Personal items at Open Houses only. For an appointment call 800-482-0775 (24/7).

BUYER'S PREMIUM: Ten (10) percent buyer's premium will be added to the final bid on all sales. The contract's final contract total is bid amount plus buyer's premium.

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will accept your good check made out to the Escrow Agent: Atty. Diane Haden Henderson, P.C.

HOW SELLING: Real Estate sells SUBJECT TO SELLER'S CONFIRMATION. Selling as one parcel.

MISCELLANEOUS PERSONAL PROPERTY: Catalog on website. Payment in full due auction day; will take your good check. May view at Open Houses only. No credit cards.

SURVEY: A survey is available; if a new one is needed will be at Buyer's expense.

CLOSING ATTORNEY: Attorney Diane Haden Henderson, P.C., P.O. Box 310, 121 Ashwood Drive, Winfield, AL 35597-0310. (205)487-4142.

CLOSING DATE AND POSSESSION: Closes on or within 30 days, possession at closing.

TERMS: See Terms & Conditions on website or in catalog.

NOTICE: Prospective buyers should contact auction personnel for appointments and additional new and updated information.

WEBSITE: The website has the bid/due diligence information including catalog, Terms and Conditions, As a Buyer You Need to Know, plats, photographs, drone and virtual tour videos, a copy of the purchase contract you will be required to sign, Co-Broker's Agreement and other valuable information. Website is updated as new info is available. theauctionway.com

CO-BROKERS: Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-Broker's Agreement is located on website and must be completed and turned in to auctioneers by 5 PM on 8/25/2023.

BROKER/AUCTIONEER: Gerald A. Bowie, AL AUC Lic#254, AL RE Lic#42450, Cell: 706-302-0302.
Email: gerald@theauctionway.com.

AUCTION SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706/315-8260, Penny Bowie 770/328-1480, Mark Bowie 706/302-6302 and Gerald Bowie 706/302-0302.

THE AUCTION WAY COMPANY: 1607A Whitesville Street, or P.O. Box 1663, LaGrange, GA 30240.

Information/Appointments

800/482-0775 (24/7)

theauctionway.com

706/884-3062

All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable but is not guaranteed. Announcements from the auction box take precedence over any prior written or oral information. Buyers are responsible for their final due diligence.