

AS A BUYER YOU NEED TO KNOW

LOCATION - GPS ADDRESS: 184 Lee Road 611, Smiths Station, Alabama

AUCTION TIME: Sunday, September 30th at 3:30 P.M. EDT

AUCTION SITE DIRECTIONS:

From Columbus: Cross 13th Street bridge into Alabama, turn right on Summerville Road, go 5.5 miles, turn right onto 315, go 1.1 miles and turn left into River Ridge on Lake Oliver subdivision. On River Chase Drive, go .25 miles to the property at 184 Lee Road 611. From Ga. Hwy. 80

(Phenix City Bypass): Go west 1.9 miles to Summerville Road, turn right, go 1.4 miles, turn right on 315, follow directions above.

INSPECTION: September 11, 13, 15, 18, 20, 22, 25, 27 and 29. Auction personnel will be on-site from 2:00 to 6:00 P.M. EDT. For a mutually convenient 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. Final total is the contract price.

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will take your good check. Make check out to attorney/escrow agent Robert R. Lomax, 1301 First Avenue, Suite 102, Columbus, Ga. 31902. Office 706-322-0100, Fax 706-322-1922.

HOW SELLING: Sells subject to owner's confirmation. Sale order and how offered is at the sole discretion of the auctioneer. Changes made from the auction box will supersede any other information, printed or spoken.

TERMS, CLOSING DATE & POSSESSION: See Terms & Conditions on website or in bid package.

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. Co-broker's agreement must be completed and turned in to auctioneers by Saturday, September 29th at 5 P.M. EDT

NOTICE: Prospective buyers should contact auction personnel for mutual appointments, and additional information is located on the website.

FINANCING: Buyers must secure their own source of financing.

WEBSITE: For more current updates, the catalog with terms & conditions, plats, a copy of the purchase contract you will be required to sign, photographs, videos and other information.

ALABAMA BROKER/AUCTIONEER: Gerald A. Bowie, ALAUC Lic# A254. ALRELIC# 42450, The Auction Way Co. Firm RELIC# 64737. Cell 706-302-0302.

SALE SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706/315-8260, Penny Bowie 770/328-1480, Mark Bowie 706-302-6302

THE AUCTION WAY COMPANY: 1607A Whitesville St. or P.O. Box 1663, LaGrange, GA 30240. 706/884-3062

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