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#598

AUCTION

100± ACRES TUSCALOOSA, ALABAMA

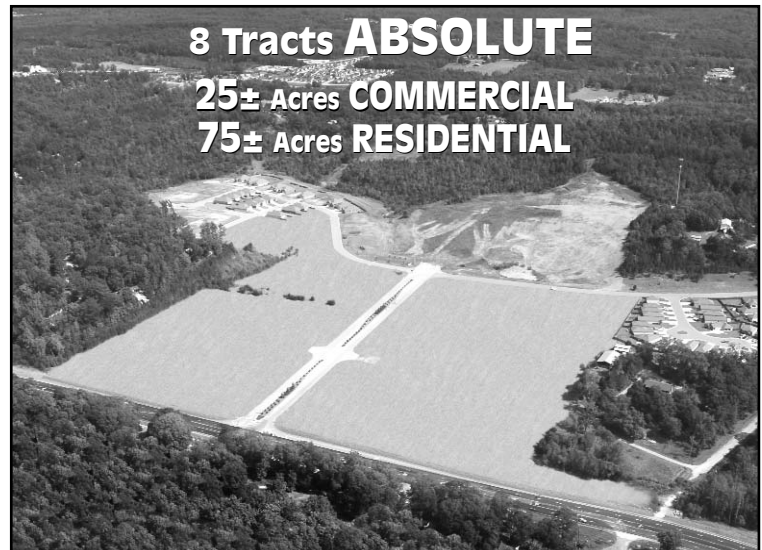
THURSDAY, DECEMBER 17

REGISTRATION: 12 NOON • AUCTION: 2 PM

Tuscaloosa, Alabama, has jumped from Money Magazine's list of the country's best places to live in recent years to CNN's Fortune Small Business Magazine's list of the top 10 places to launch a small business in 2009. Such major feats in tough economic times demonstrate Tuscaloosa does have it all — great schools, affordable housing, reasonable living costs, decent wages, excellent workforce and low crime rate.

Home to the University of Alabama, Mercedes-Benz US International and Dreamland Barbeque, Tuscaloosa takes pride in its historic theater, galleries, museums, antebellum homes, golf courses, rivers and numerous lakes.

The opportunity to capitalize on the diversity of this thriving community, where the population ranges from college students to retirees, is presented at 100± picturesque acres approximately seven miles from the University of Alabama campus. Highly visible from its location on U.S. Highway 43, this spectacular property features 25± commercial acres complete with an infrastructure which includes water, sewer, power and gas. Also included are 75± residential acres.



HIGHLIGHTS

25± COMMERCIAL ACRES 22 LOTS

- 1,300± Ft. Frontage on U.S. Hwy. 43
- Water, Sewer, Power & Gas

75± RESIDENTIAL ACRES

WILL SELL BY TRACT • CONSTRUCTION READY

DIRECTIONS

From Birmingham, take I-59 South to Tuscaloosa. In Tuscaloosa, take I-359 North, Exit 71B, and drive 4/10 mile. Merge onto AL-69 North and drive 4 9/10 miles. Turn left onto US 43 North/82 West/McFarland Blvd. and drive 9/10 mile. Take a slight right onto Main Ave./US 43 and drive 2 7/10 miles. Turn right onto Northcreek Blvd. (Union Chapel Rd.) and drive 2/10 mile to property.

TERMS: COMMERCIAL TRACTS — 10% down with \$5,000 per tract being in personal check, business check or certified funds;

RESIDENTIAL TRACT: 10% down with \$25,000 being in personal check, business check or certified funds. Closing in 30 days.

AUCTION SITE: The auction will take place at the property — US 43 North and Northcreek Blvd. (Union Chapel Rd.).

PRE-SALE INSPECTION: Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. beginning December 10.

BROKER PARTICIPATION: Broker Participation welcome subject to certain guidelines. Call 1-800-445-6597. **FOR MORE INFORMATION:** Call 1-800-445-6597 or (256) 547-3434. Beginning December 10, call on site, (256) 504-6858 or (256) 504-5201.