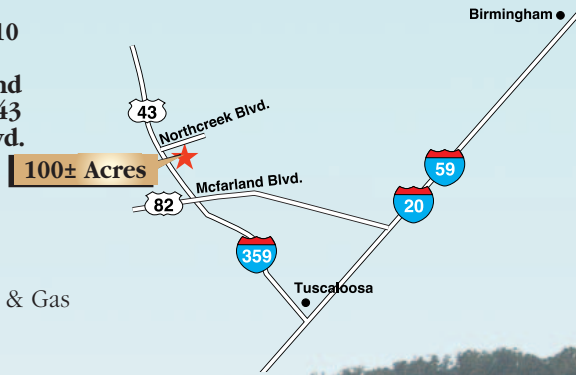


DIRECTIONS:

From Birmingham, take I-59 South to Tuscaloosa. In Tuscaloosa, take I-359 North, Exit 71B, and drive 4/10 miles. 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.



HIGHLIGHTS

25± COMMERCIAL ACRES 22 LOTS

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

75± RESIDENTIAL ACRES



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.

THIS IS YOUR PERSONAL INVITATION The National Auction Group, Inc. is the Selling Agent Only. Auctioneer reserves the right to deny any person admittance to the Auction. Announcements made at the auction supercede all oral and printed information. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. Not available to residents of any state in which this real estate is not in compliance with the real estate laws of that state. This may not be reproduced in whole or in part without the written permission of The National Auction Group, Inc. Bidders shall look only to the Property owner as to all mat-

ters regarding the property. 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 contract entered in respect thereof; or if the property is contaminated with hazardous waste, or if the property is in need of attention or repairs or is in any way not satisfactory to a bidder. It is the buyer's responsibility to verify all specifications prior to sale date. A 10% Buyer's Premium will be added to the final bid price. Seller reserves right to add or delete property prior to auction. Subject to prior sale. ALL MEASUREMENTS ARE APPROXIMATE.



THE NATIONAL AUCTION GROUP, INC.®
AMERICA'S TROPHY PROPERTY AUCTIONEERS®

NATIONAL HEADQUARTERS

P.O. Box 149
Gadsden, AL 35902
1-800-473-2292 • 1-256-547-3434
www.nationalauctiongroup.com

Andrew J. Bone, #1725



TIME DATED MATERIAL • DO NOT DELAY

PRST STD
U.S. POSTAGE
PAID
BIRMINGHAM, AL
PERMIT NO. 1



AUCTION

100± ACRES TUSCALOOSA, ALABAMA

8 Tracts ABSOLUTE

25± Acres COMMERCIAL

75± Acres RESIDENTIAL



**WILL SELL BY TRACT
CONSTRUCTION READY**

THURSDAY, DECEMBER 17

**Z
C
L
&
H**

AUCTION

1000± ACRES TUSCALOOSA, ALABAMA

8 Tracts ABSOLUTE
25± Acres **COMMERCIAL**
75± Acres **RESIDENTIAL**



THURSDAY, DECEMBER 17

America's Trophy Property Auctioneers®