



Property #11

1626 Sixth Avenue SE, Decatur, Alabama
Anderson Boats Facility

It is extremely rare that a property with this much acreage is available on Sixth Avenue! With +/- 21,783 square feet in the building and +/- 3.7275 Acres this property has almost unlimited uses. The property has 430' of frontage on Sixth Avenue and is zoned B-2 (General Business). You will determine Highest and Best Use for this property at public auction!

Viewing: By Appointment Only!

Emmette Barran, CCIM, AL# 5076 256.353.7525
George Barran AAL# 2729 256.303.1109
Bryan Knox AL# 1587 256.878.5985

Important Information. Please Read Terms & Conditions.

Bidding

All bidding is open to the public. Everyone must register for a bidder number. Bidder registration will begin one hour prior to auction. Payment should be by personal or business check. Auctioneer represents seller in all transactions.

Deposits

Each purchaser shall make a non-refundable down payment at the conclusion of the auction equal to 20% of the contract sales price. Upon acceptance by Seller(s), the down payment is non-refundable. The sale is not contingent upon financing or any other contingency.

Closing

Balance of purchase price due at closing by Sellers' appointed closing agent within 30 days. Seller will prepare a warranty deed. All other closing costs will be the purchaser's expense. Taxes will be prorated from date of closing.

Conditions

A 10% Buyer's Premium will be added to the final bid price and included in the total purchase price. All property to be sold "As Is, Where Is", with any and all faults and no implied warranties by Seller or Auctioneer. All information and dimensions were derived from sources believed correct but are not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records and documents recorded in the Morgan/Lawrence County Courthouses. All announcements from the auction block will take precedence over any previously printed material or any other oral statement made. Conduct of the auction and increments of bidding are at the direction of the auctioneer. The selling price of each property shall be determined

by competitive bidding at the auction. Seller reserves the right to withdraw the property without notice.

Broker Participation

Up to 3% broker commission will be paid by Seller's Broker to the licensed real estate Buyer's Broker, whose prospect pays for and closes on the property. To qualify for a commission, the Broker must register by mail, fax or hand-deliver the prospect's name and address and a written opening bid on the broker participation referral form. The registration letter must be signed by the prospect and the Broker and must be received in our office 48 hours prior to the time of the auction. The possible 3% commission consists of 2% paid to the Broker on the amount of a written opening bid and 1% for the difference between the written opening bid and the final contract purchase price.

Brokers/Agents will not be allowed to register themselves as principals nor are they eligible for a commission. Registration of Brokers/Agents by other Brokers/Agents will not be accepted. No oral registration will be accepted. NO EXCEPTIONS.

Prior Sale

Property is subject to be sold before the auction.

Financing

Financing is available to pre-qualified buyers through Steven Blakely with Wachovia Bank at 256-898-1014 or Tim Lovelace with First American Bank 256-340-7011. It is strongly recommended that all prospective buyers be pre-qualified prior to the auction. Sales are not contingent upon financing or any other contingency.

Going Once...
Going Twice...

AUCTION
Extravaganza!

Tuesday,
June 24, 2008
12:00 Noon

Auction will be held at
The Holiday Inn located at
1101 6th Avenue
Decatur, Alabama
Phone (256) 355-3150



300 Market Street NE
Suite 3
Decatur, Alabama 35601
256.353.7525 phone
256.350.9100 fax
www.amerisouthauctions.com

Bryan C. Knox, AL# 1587
E. Lee Barran, AAL# 2615
Emmette Barran, CCIM, AL# 5076
Michael Nance, AAL# 2772
George Barran, AAL# 2729
Jason Gantt, AAL# 2755
Don Shelton, AL# 5074

AUCTION

TUESDAY
JUNE 24, 2008
12:00 NOON

Auction Extravaganza!

Auction will be held at The Holiday Inn located at 1101 6th Avenue, Decatur, Alabama

Please give us a call at 256.353.7525 for more information.

Let us do an AUCTION for you!

11 Outstanding
Commercial Locations



300 Market Street NE • Suite 3
Decatur, Alabama 35601
(256) 353.7525 phone
(256) 350.9100 fax

For complete auction details go to
www.amerisouthauctions.com

Emmette Barran, CCIM, AL# 5076;
Bryan C. Knox, AL# 1587; George Barran, AAL# 2729





Property #1

*Absolute Auction - No Minimum No Reserve!
1402 Sixth Avenue SE, Decatur, Alabama*

Prime Investment Property on Sixth Avenue! Property recently received major renovations (new roof, interior improvements, paint, etc.) Ideal for anyone looking for an investment in Decatur, Alabama!

Viewing: By Appointment Only!

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Property #2

*1425 Sixth Avenue SE, Decatur, Alabama
The Former Midas Muffler Shop*

This is an exceptional corner lot on Sixth Avenue and 11th Street SE! Great redevelopment potential for a variety of different end users. Building contains +/- 3,534 square feet and is zoned RD (Redevelopment District).

Preview: Wednesday June 18th, 12:00 Noon- 2:00 PM or by appointment

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Property #6

*Danville Road SW and Milligan Street SW
Decatur, Alabama*

+/- 1.28 Acres located on the corner of Danville Road SW and Milligan Street SW. This is a choice development property located in the high growth southwest area of Decatur. Highly traveled area between Modus Road and Beltline Road. The area is surrounded by Medical, Retail, Office, Schools and Churches! Property is zoned B-2 (General Business).

Preview: Drive by property at your leisure!

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Property #7

*Milligan Street Development Property
Decatur, Alabama*

+/- 2.5 Acres located on Milligan Street (just off Danville Road SW). This outstanding development property for Office, Medical, Mini-Storage, or other commercial uses. All utilities are available except sewer (sewer is located on Danville Road and neighboring apartments). Close proximity to Colonial Mall, Lowe's, Decatur General Rehab Access, and Publix!

Preview: Drive by property at your leisure!

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Property #3

*Multifamily Property on Market Street NE
Decatur, Alabama*

+/- 1.1 Acres Located on Market Street NE adjacent to New Town Landing Condominiums. This area of Decatur has seen major development efforts over the past few years with Waterfront Executive Center. Home to Citi Smith Barney, Morgan County Economic Development Association, Market Street Deli, Gateway Commercial Brokerage, and Wilmer and Lee Law Firm. This is property ready for immediate development!

Preview: Drive by property at your leisure!

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Property #8

*McGlatbery Lane - +/- .61 Acres Lot
Decatur, Alabama*

Superb Office/Retail Site situated on McGlatbery Lane. This +/- .61 Acre Lot will be a great investment opportunity or a prime property to be developed with office/retail space. All utilities available and site is ready for development. Located in the Heart of Decatur next to Funland Park!

Preview: Drive by property at your leisure!

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Jason Gantt AAL# 2755 256.990.0493



Property #4

*4253 Highway 20
Trinity, Alabama*

+/- 3 Acres located on Highway 20 improved with +/- 2,400 square foot house. Located in the heart of Decatur Industrial Corridor. Close proximity to Boeing, Nucor, BP Americas and Mallard Fox Creek Industrial Park. 210 feet of frontage on Highway 20! From intersection of Beltline Road and Highway 20 go west 3.7 miles and property is on right.

Preview: Monday June 16th, 12:00 Noon- 2:00 PM or by appointment

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Lead Based Paint Statement
SPECIAL NOTE: This house was built prior to 1978 and pursuant to HUD and EPA regulations, all prospective bidders have a right to inspect the home for possible lead-based paint within 10 days of auction date at bidder's expense. The sellers and auction company neither confirm nor deny the presence of lead-based paint.



Property #5

*25345 Highway 24 (Lawrence County)
Trinity, Alabama*

Frontage on Gordon Terry Parkway with +/- 8,750 square feet industrial building and +/- 4,000 square foot industrial warehouse. Both buildings sit on +/- 7.00 acres and entire property is fenced. Water, Electricity, Septic and Phone Service are on-site. Property is convenient to Decatur and Moulton (Located 6 miles west of Beltline on Highway 24). Selling subject to the approval of Probate Court.

Preview: Monday June 16th, 2:00 PM - 4:00 PM or by appointment

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Property #9

*Second Avenue - Downtown Investment Property
Decatur, Alabama*

This is an extraordinary commercial lot located on Second Avenue in the Heart of Downtown Decatur! Lots like this are not available everyday! This is an ideal lot for any office/retail user wanting to locate in Downtown Decatur. Close proximity to the Princess Theater, Morgan County Courthouse, City Hall, Regions Bank, Compass Bank, Renasant Bank, Wachovia, Bank Independent, Progress Tower, First American Bank and many more. This is a perfect opportunity to take advantage of the downtown redevelopment effort in its early stages.

Preview: Drive by property at your leisure!

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Property #10

*1021 Brooks Street
Decatur, Alabama*

This +/- 30,412 sq. ft. industrial building is situated on +/- 1.8828 Acres with 250 feet of frontage on Brooks Street. All utilities are available to the site and the property is zoned M-1A (Expressway Commercial). This industrial warehouse/office would make an excellent facility for any expanding industrial user that is in the fabricating or warehousing business. The property would also be a great investment property to lease to an end user. The property has easy accessibility to Beltline Road and Highway 31 and is visible from Beltline Road! Selling subject to the approval of Morgan County Probate Court.

Preview: June 12th 3:00 PM - 5:00 PM, June 18th 3:00 PM - 5:00 PM or by appointment

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