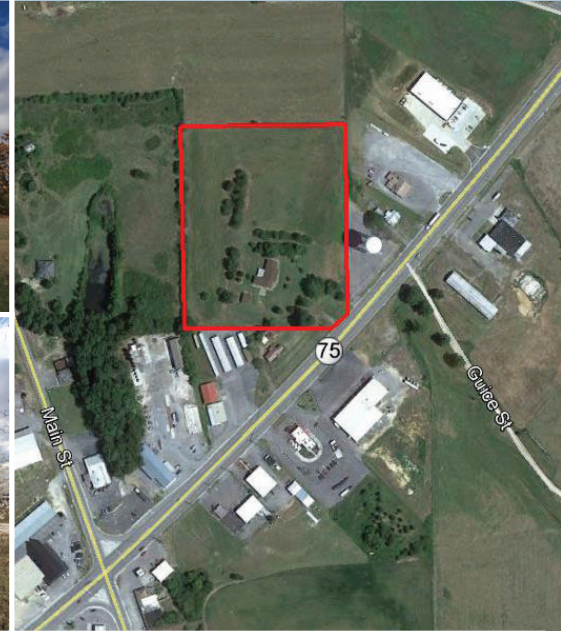


# ABSOLUTE AUCTION

Saturday, April 8th at 10:00 am (CT)  
41420 Hwy 75, Geraldine, AL 35974

## PRIME COMMERCIAL LOCATION



## Richey Estate Brick House on 8± Acres

- Level 8± Acre Site with Commercial Zoning (for much of the parcel)
- Located Across from Subway and Pizza Hut, Jacks, Dollar General, James' BBQ and Town Hall Surround the Property
- High Visibility – Good Traffic Count
- Ideal Location on 4 Lane Hwy



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# ABSOLUTE AUCTION

Saturday, April 8th at 10:00 am (CT)  
41420 Hwy 75, Geraldine, AL 35974

## ***Richey Estate - Brick House on 8± Acres***

- Fronting on Hwy 75 in Geraldine Town Limits • 9 Room House – 3/4 Bedrooms & 2 1/2 Half Baths • Central Heat/Air • Large 2 Bay detached Garage/Shop
- Grounds Surrounded by Mature Trees – Pecan, Magnolias and Dog Woods • Level 8± Acre Site with Commercial Zoning (for much of the parcel)
- Located Across from Subway and Pizza Hut, Jacks, Dollar General, James' BBQ and Town Hall Surround the Property • All Utilities Available (sewer expected within 24mo)
- High Visibility – Good Traffic Count • Ideal Location on 4 Lane Hwy • Sold As An Entirety



### **AUCTION INFORMATION:**

**Sale Date and Location:** Saturday, April 8th at 10:00am, registration begins at 9:00am. The property will be sold from the premises.

**Terms of Sale:** 10% down due on auction day with the balance due at closing within 30 days.

**Property Information:** Additional information is available on our website.

**Buyer's Premium:** A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

**Property Inspection:** An auction representative will be onsite Saturday April 1st and Friday April 7th from 11:00am – 4:00pm (CT) or by appointment.

**Buyer Broker Participation:** Buyer Broker Guidelines are available on our website.

**Directions:** In Geraldine at the intersection of Hwy 227 and Hwy 75, go north on Hwy 75 approximately 1100 ft to property on the left.

Dewey Jacobs, Auctioneer AL #5060