

PROPERTY SHOWING

September 24th, October 1st & 7th at Brown Estate from 9:00 am – 12:00 pm and at Hwy 202 from 1:00pm – 4:00pm or by appointment.

800-476-3939
www.targetauction.com



AUCTION INFORMATION:

Sale Date and Location: Saturday, October 8th at 10:00am, registration begins at 9:00am. All Properties will be sold from the "Brown Estate" on Hwy 21.

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 on real estate and furnishings.

Property Inspection: Prospective Bidders may view the property any time; however an auction representative will be onsite September 24th, October 1st & 7th at Brown Estate from 9:00 am – 12:00 pm and at Hwy 202 from 1:00pm – 4:00pm or by appointment.

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

Directions: Brown Estate: From Hwy 431 and Hwy 21 in Anniston, go north on Hwy 21 for 3.2 miles to Property on Left.
Hwy 202 Tracts: From Hwy 202 and Quintard Blvd in Anniston, go west on Hwy 202 for 1 mile. Property located on both sides of Hwy.



P. O. Box 798, Gadsden, AL 35902

800-476-3939

Thinking of Selling? Give us a Call!

www.targetauction.com



Dewey Jacobs, AL #5060 • Scott Barnes, AL #1932
J. Hathorn, AL #2444 • Mitch Kessler, AL# 2802

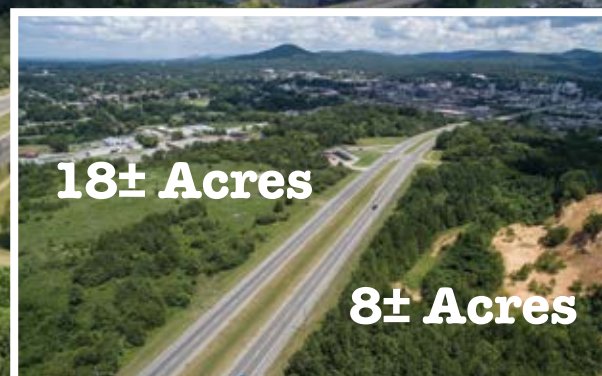
#16-14 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property and real property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale, property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may reserve the right to deny admittance or to remove anyone at this auction that may disrupt this sale in any way. All statements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller fails to honor any bid or refuses to close or cannot close title in accordance with the winning bid(s) or any sales contract; or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of his/her specifications. Agency Disclosure: Target Auction & Land Company, Inc. and its agents represent the seller only. Target Auction & Land Company, Inc. is the selling agent only.

Auction Saturday, October 8th @ 10:00am

The Brown Estate & Two Commercial Tracts



Brown Estate
215± Acres on Hwy 21
Offered in Tracts, Combination or as Entirety



Absolute Auction
Two Commercial Tracts - Hwy 202
No Minimums! No Reserves!

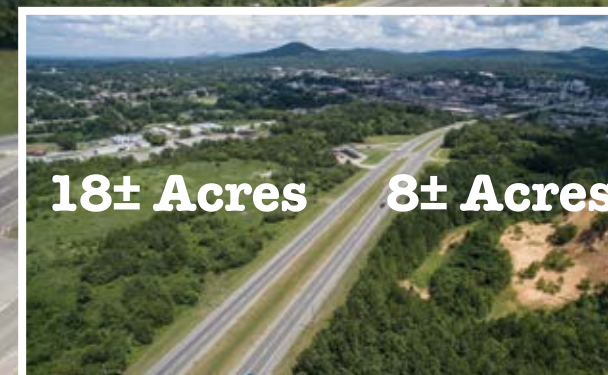
Auction

Saturday, October 8th @ 10:00am
Anniston, AL

The Brown Estate & Two Commercial Tracts in Anniston, Alabama



Brown Estate
215± Acres on Hwy 21
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Brown Estate

215± Acres on Hwy 21

Offered in Tracts, Combination or as Entirety



- Level to Gently Rolling Topography
- Pasture – Timber
- Abundant Wildlife with Deer & Turkey
- Year Round Creek Runs Thru Property
- Excellent Development Potential
- Road Frontage on Three Sides – Hwy 21, Blarney Rd and Goat Farm Rd
- Gorgeous Views of Surrounding Mountains
- Minutes to Downtown Anniston, Oxford & Jacksonville
- Easy Access to New By-Pass & I-20

Offered in Tracts, Combination or as Entirety

- 18.1± Acres & 8.2± Acres
- Excellent Road Frontage on Hwy 202
- Less Than 1 Mile to Downtown Anniston
- High Visibility & Traffic Count
- Located on Major Thoroughfare
- Great Commercial Potential

ABSOLUTE AUCTION
Hwy 202 – Two Commercial Tracts

Selling to the Highest Bidder, No Minimums! No Reserves!

"Brown Estate"



HWY 202 - Commercial Tracts



Selling to the Highest Bidder, No Minimums! No Reserves!