

# ABSOLUTE

# 5 +/- ACRES!

Moody, Alabama 35004

# TUE DEC 10th

# 1 PM

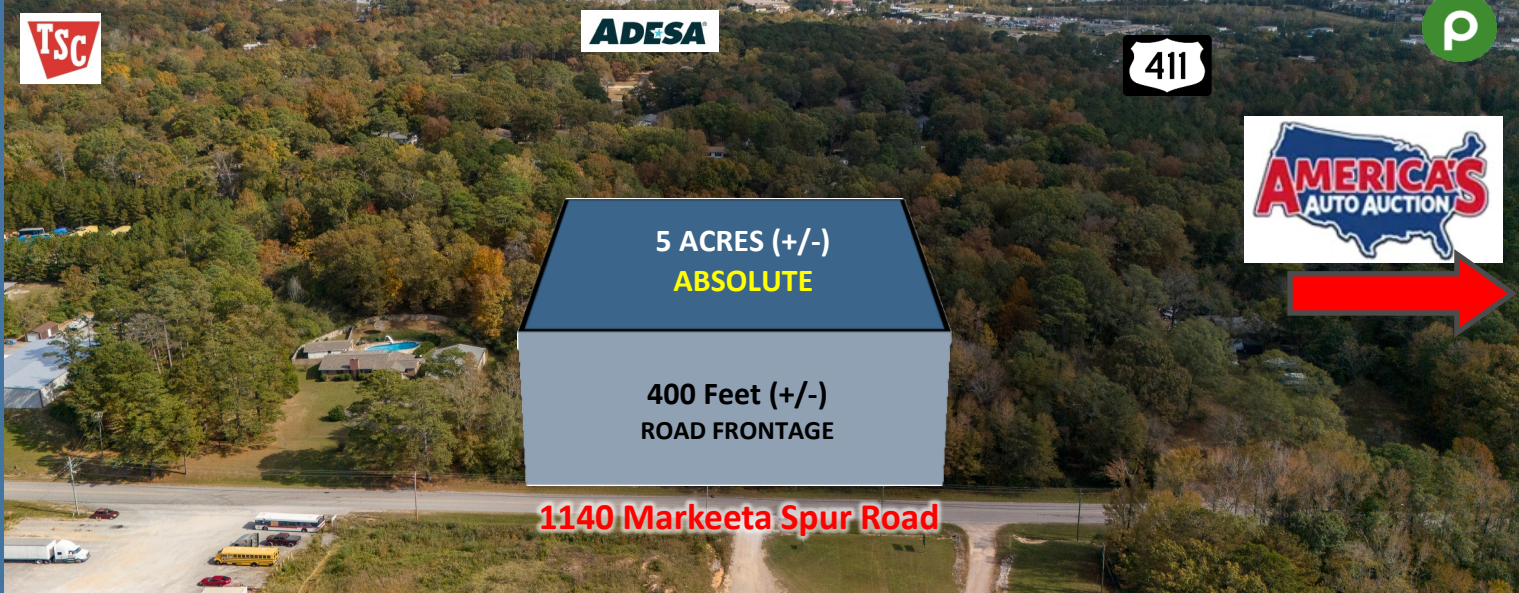
Register by 12:45

# Auction

Auction held at:

**Moody Civic Center**  
**200 Civic Center Dr**  
**Moody, AL 35004**

**“RARE RARE RARE! 5 acres (+/-) of Moody, AL zoned commercial real estate near US-HWY 411, ADESA, Alabama, and America’s Auto Auctions. Markeeta Spur Road in Moody is the ‘New 411’ if you need more than an acre. This site is less than 2 minutes from I-20 and will sell to the highest bidder” - Jack F Granger #873, CAI**



## REAL ESTATE TERMS:

We look forward to you bidding but in order to do so, be prepared to register and purchase under the following terms:

- \* Be prepared to show with day-of-sale proof that 15% of the total contract price, is in your possession as either a cashier’s check, cash, OR you have a bank letter guarantee to cover all earnest money for this auction.
- \* A 15% earnest money payment calculated on the final contract price (FCP) is required from the winning bidder immediately upon the property pronounced “SOLD”. Be prepared to write a check to equal to 15% if you brought cashier’s check(s) for your parcel.
- \* An Auction fee (Buyer’s Premium) of 10% will be added to the high bid to establish the final contract price (FCP)
- \* Property sells “AS IS—WHERE IS”
- \* Earnest money is non-refundable if purchaser fails to close in 40 days.
- \* All closing costs are paid by the purchaser.
- \* Gene Gray, PC will be the closing service, without exception. Title insurance will be provided by Alabama Title, without exception.
- \* Granger Thagard works only for the seller as the agent.
- \* Announcements from the auction stand take precedence over previous oral statements, online posts and printed material.

For more details, photos, terms, tour dates, and documents visit:

**GTAuctions.com**



## 205-326-0833

Jack F. Granger, CAI, 873



1806 Oxmoor Road  
 Birmingham, AL 35209

Jack F. Granger, #873,CAI

**205-326-0833**      **www.GTAuctions.com**



**Underbrush recently cleared at site**

**See More at GTAuctions.com!**

- Drone video of 1140 Markeeta Spur Rd
- **400' (+/-) frontage on Markeeta Spur Road. Zoned Commercial in the City of Moody.**
- Daily DOT traffic count on nearby highways
  - Markeeta Spur—4,897 (St. Clair)
  - US 411— 32,422 (St. Clair)
- Only **TWO MINUTES** from Interstate 20!
- Artist concepts of possible future subdividing for the City Engineer to approve
- Sample bank letter for your banker confirming availability of earnest money.
- Tour the property at your convenience. Agents will be on site for questions on dates posted at GTAuctions.com

*As always,*  
**BROKER CO-OP INVITED**  
**Contact GTA for terms**

**ABSOLUTE**  
**Auction**

Tuesday      December 10th 1:00 PM  
 Register with proof of earnest money funding  
 by 12:45 PM  
 Held at:  
**Moody Civic Center**  
 200 Civic Center Dr Moody, AL 35004

**ABSOLUTE!**  
**No Minimums | No Reserves**



- ALDOT Traffic Count on MS Rd 4,897 daily
- America's Car Auction 0.7 miles
- Publix 1 mile
- ADESA 1.5 miles
- Moody Civic Center 2 miles