

SATURDAY, MAY 4, 10 AM CDT
Real Estate Portfolio Reduction Auction
4 Properties with Incredible Potential

1



OWNER FINANCING AVAILABLE

50± Acres
on Exit 205
off I-65
Clanton, AL
(Chilton County)

2



OWNER FINANCING AVAILABLE

3 Waterfront Lots,
3 Interior Lots
and 2 Cabins
Waxahatchee
Creek/Lay Lake
Chilton County, AL

3



6,500 Sq. Ft.
Commercial
Building &
2.53± Acres
Highway 82
Maplesville, AL

4



30± Acres
US Highway 82
Centreville, AL
(Bibb County)

Auction to be held at Clanton Civic Center Exhibit Hall, 1850 Lay Dam Road, Clanton, Alabama

American Auctioneers, LLC®

866-789-5169 • american-auctioneers.com



**Exit
205**



**50± Acres on Exit 205 off I-65
Clanton (Chilton County), Alabama**



OWNER FINANCING AVAILABLE



- Walking Distance to the Famous Peach Park
- Offered in Tracts, Combinations of Tracts and as a Whole
- Power, Water, Sewer available
- Abundant Road Frontage on Big M Boulevard, McDowell Drive and Holiday Inn Drive
- Zoned Commercial
- Excellent exposure from I-65



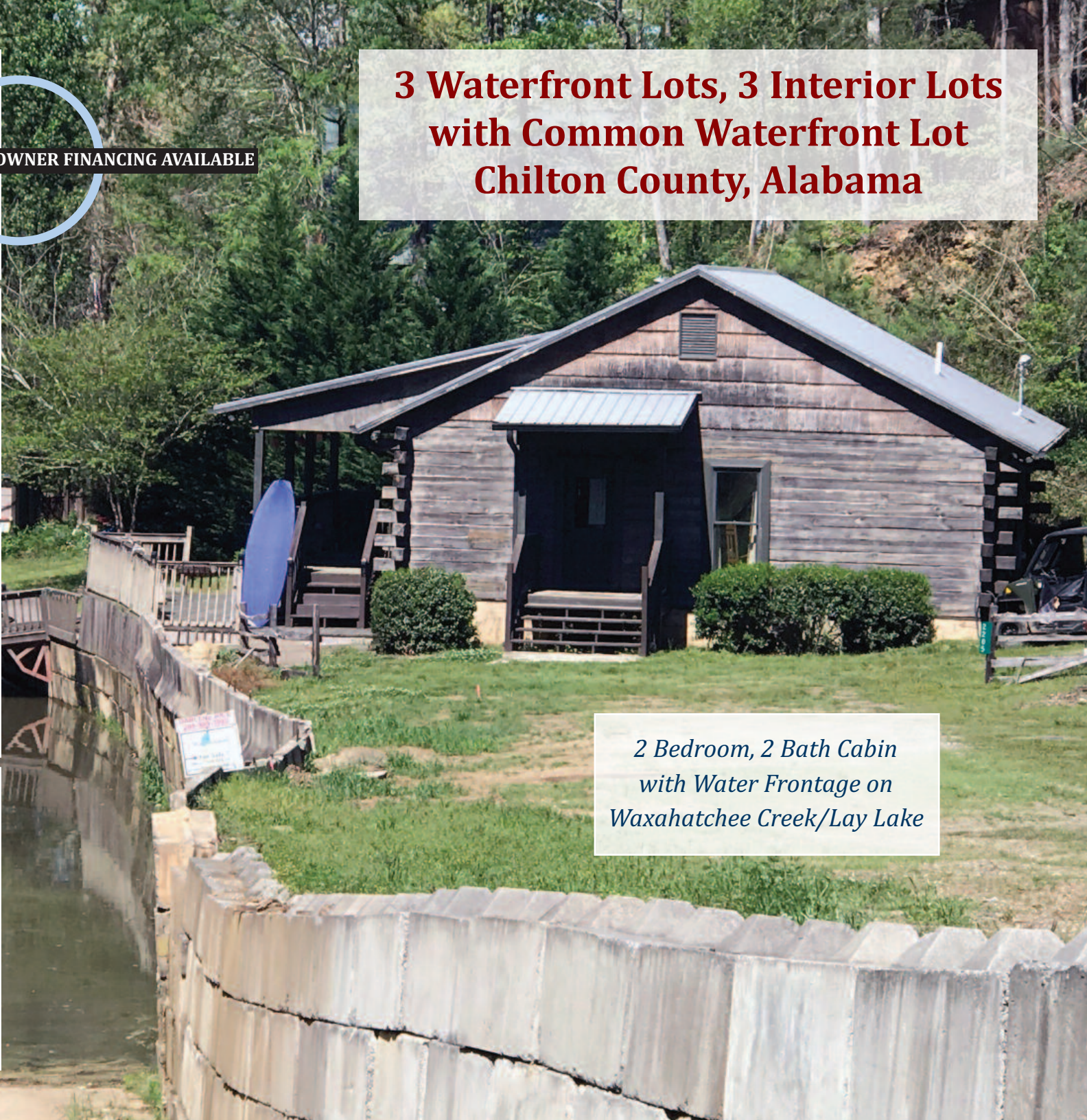
OWNER FINANCING AVAILABLE

Lay Lake



*3 Bedroom, 2 Bath Cabin
on Interior Lot with
Common Waterfront Lot
rights on Waxahatchee
Creek/Lay Lake in
Chilton County, Alabama*

**3 Waterfront Lots, 3 Interior Lots
with Common Waterfront Lot
Chilton County, Alabama**



*2 Bedroom, 2 Bath Cabin
with Water Frontage on
Waxahatchee Creek/Lay Lake*



**6,500± Sq. Ft. Commercial Building
& 2.53± Acres
Maplesville, Alabama**



US Highway 82

*Formerly Gibson Timber
Company
10010 US Highway 82
Maplesville, Alabama
16' Roll Up Doors
25' Clear Span Ceilings*

30± Acres on US Highway 82 in Centreville (Bibb County), Alabama

Highway 5

Walmart

US Highway 82

County Road 28

Cahaba River



- Offered in Tracts, Combinations of Tracts and as a Whole
- Power, Water, Sewer available
- Excellent Exposure from US Highway 82 with high traffic between Montgomery and Tuscaloosa
- Road Frontage on Highway 82, Timberlane Drive and Dry Hollow Road with a turn lane off of Highway 82 onto Timberlane Drive
- Excellent Development Potential for Hotels, Truck Stops, Multi-Family Units, Business Parks
- Convenient to Tuscaloosa, Birmingham, Montgomery

American Auctioneers, LLC[®]

1033 West Main, Centre, AL 35960 | 866-789-5169 | american-auctioneers.com

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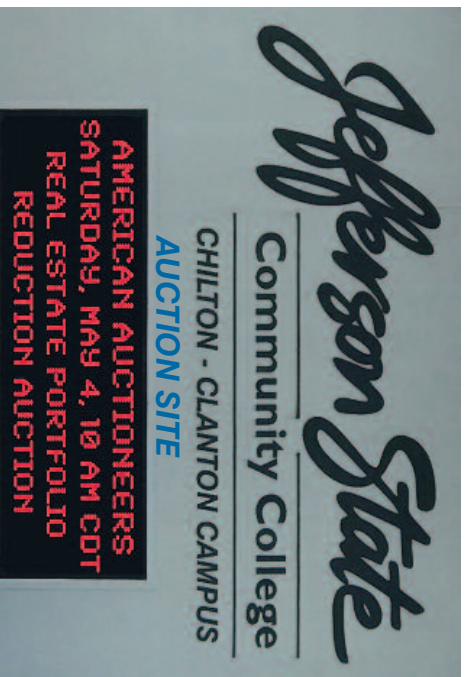
Real Estate Portfolio Reduction Auction

4 Properties with Incredible Potential

Presorted
First Class
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Keith Baldwin, CAI
AL 1416, ALRE64960,
GAL AUNR2860, GARE 247207
Ron Baldwin, AL 800



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The state of Alabama has just announced a \$150,000,000 agricultural complex to be built in the Clanton area. Don't miss this opportunity to capitalize on progress.



REAL ESTATE TERMS: 1.0% Buyers Premium, 10% down day of auction with balance due at closing on or before 30 days. All information provided by the seller. It is believed to be correct but not guaranteed by auction company — prospective bidders should rely upon their own inspection. Properties are selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Broker participation welcome. Property lines are approximate. American Auctioneers, LLC, Auctioneer/Broker, is acting exclusively as agents for the seller. All announcements from auction stand take precedence over all verbal and printed material.