

**Residential Lot: Trussville, AL**

Property No.: 5660C  
Auction No.: 230329-Noon



***Property Details***

|                                   |                                                   |
|-----------------------------------|---------------------------------------------------|
| <b>Property Type:</b>             | <i>Vacant Residential Lot</i>                     |
| <b>Seller Type:</b>               | <i>Private Equity Group</i>                       |
| <b>Auction Type:</b>              | <i>Reserve</i>                                    |
| <b>Total Land Area:</b>           | <i>.53 ± Acres</i>                                |
| <b>Subdivision Name:</b>          | <i>Hidden Brooke - The Crest Phase 2</i>          |
| <b>Lot Numbers:</b>               | <i>61</i>                                         |
| <b>Tax Identification Number:</b> | <i>2502030001072000</i>                           |
| <b>County:</b>                    | <i>St. Clair</i>                                  |
| <b>Address:</b>                   | <i>Crestview Rd<br/>Trussville, Alabama 35173</i> |
| <b>Lat/Lon:</b>                   | <i>33.67223, -86.52426</i>                        |

***Agent Details***

|                                   |                                                                                                      |
|-----------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Listing Agent Information:</b> | <i>Seven Hills Auctions<br/>800.742.9165<br/>info@7hauctions.com</i>                                 |
| <b>Buyer Agent Commission:</b>    | <i>For Registered Buyers Agents, 2% of High Bid. Must<br/>Complete the Broker Registrations Form</i> |

## Closing Details

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**Closing Agent:**

*William Phalen  
Sherman & Phalen, LLC  
1165 Northchase Parkway, SE, Suite 450, Marietta, GA  
30067  
770.579.0109*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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HOA dues: \$200 annually due January 1st of each year

For any information regarding the Hidden Brooke The Crest Homeowners Association please see attached documents or visit [hiddenbrookethecresthoa.com](http://hiddenbrookethecresthoa.com)

For additional details about this property, visit [7hauctions.com](http://7hauctions.com) or contact us at 800.742.9165

