

**Residential Lots: Trussville, AL**

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



### Property Details

<b>Property Type:</b>	<i>Vacant Residential Lots</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>3.16 ± Acres</i>
<b>Subdivision Name:</b>	<i>Hidden Brooke - The Crest Phase 2</i>
<b>Lot Numbers:</b>	<i>75,74,61,62,63,46</i>
<b>Tax Identification Number:</b>	<i>2502030001232000; 2502030001231000; 2502030001072000; 2502030001219000; 2502030001220000; 2502030001121000</i>
<b>County:</b>	<i>St. Clair</i>
<b>Address:</b>	<i>Crestview Rd / Hickory Valley Rd Trussville, Alabama 35173</i>
<b>Lat/Lon:</b>	<i>33.671847, -86.522876</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Seven Hills Auctions 800.742.9165 info@7hauctions.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyers Agents, 2% of High Bid. Must 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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Property **5660G** is the total property which includes properties **5560A, B, C, D, E & F** and totals 3.16 acres. Upon conclusion of the auction the seller will evaluate the bids for 5660A-F individually and may elect to accept the bids individually or as whole (5560G), at the seller's discretion.

HOA dues: \$200 annually per lot 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



