

**Residential Lots: Trussville, AL**

Property No.: 5895G  
Auction No.: 240430



### 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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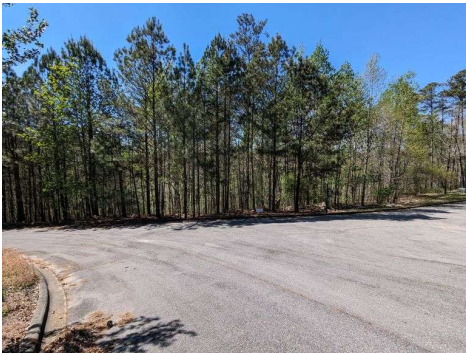
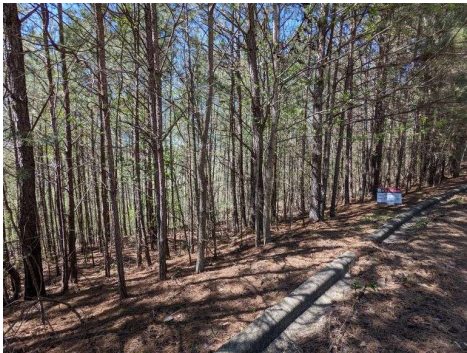
Property **5895G** is the total property which includes properties **5895A, B, C, D, E & F** and totals 3.16 acres. Upon conclusion of the auction the seller will evaluate the bids for 5660A-F individually and may elect to accept the bids individually or as whole (5895G), at the seller's discretion.

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









HOMEOWNERS ASSOCIATION: Articles of Incorporation of Hidden Brooke - The Crest, Inc., a nonprofit corporation, shall be filed in the Probate Office of St. Clair County, Alabama. The yearly homeowners association dues shall be Two Hundred Dollars & 00/100----(\$200.00) per year, due and payable on the 1<sup>st</sup> day of January of each calendar year. Yearly dues may be increased or decreased in accordance with the Articles of Incorporation. The lots owned by builders on which new homes are being constructed shall be exempt from said dues, however, upon the completion of each home, a prorated sum for homeowners dues shall be collected from the purchaser of each residence at the time of closing. Should any builder occupy a home in said subdivision as his or her residence, only then would said builder be subject to payment of homeowners association dues.