

**Former Bank Branch: Tupelo, MS**

Property No.: 6244  
Auction No.: 251112



### Property Details

<b>Property Type:</b>	<i>Commercial</i>
<b>Seller Type:</b>	<i>Bank Owned</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>0.69 ± Acres</i>
<b>Square Feet±:</b>	<i>2162</i>
<b>Year Built:</b>	<i>1986</i>
<b>Subdivision Name:</b>	<i>Henry Moore</i>
<b>Lot Numbers:</b>	<i>Block C</i>
<b>Tax Identification Number:</b>	<i>113E-06-146-00; 113E-06-146-04</i>
<b>County:</b>	<i>Lee</i>
<b>Address:</b>	<i>963 South Gloster Tupelo, Mississippi 38801</i>
<b>Occupancy Status:</b>	<i>Vacant</i>
<b>Lat/Lon:</b>	<i>34.23662, -96.71909</i>

## Agent Details

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**Listing Agent Information:**

*Gail Collins  
Century 21 Knowles Realty  
662-401-0001  
gail.collins02@gmail.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form*

## Closing Details

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**Closing Agent:**

*Ben Williams  
Watkins & Eager PLLC  
The Emporium Building 400 East Capitol Street Jackson, MS  
39201  
601.965.1900*

**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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This property is a part of our auction showcase event featuring a curated collection of residential and commercial properties across Alabama, Georgia, Mississippi, North Carolina, Tennessee, and Texas. Please review the documents & downloads section of this property page for any important documents about this property. Bidding for this auction showcase will end November 12th.

### Property Note:

#### **This property will have use restrictions and deed covenants.**

*The following use restrictions shall apply to the property and shall be incorporated into the deed as binding covenants running with the land:*

1. **Financial Institution Restriction:** For a period of six (6) months following the closing date, the property shall not be used as a financial institution, credit union, bank, or any similar facility offering financial services.
2. **Cannabis-Related Use Restriction:** For a period of twelve (12) months following the closing date, the property shall not be used as a cannabis dispensary or for any purpose related to the sale, distribution, cultivation, or promotion of cannabis or cannabis-related products.

*These restrictions shall survive the closing and be enforceable by the seller or its successors and assigns.*

This is an online auction; final price will be determined at the end of the auction. Please review our terms & conditions for information on the 10% Buyer's Premium, Extended Bidding, and more details.

**Interested in bidding?** Press the blue 'Login' button above to begin by creating a new account or signing in to an existing one.

**Have an agent?** Once a bidder account has been created, agents may fill out and submit a Broker Registration Form located in the downloads section of this page. This will connect agents & bidders in our system.

**Want to take a look?** To schedule a tour of this property please see the agent details above.

**Is this cash only?** Bidders may do cash or use a lender. In the documents & downloads section you can see the Closing Fee Sheets for an estimate. Please review our Terms & Conditions for details on Deposits, Closing, and more important details.

**How long is closing?** We do a 30 day closing period once the sales contract has been signed. For full details on the closing process please review our Terms & Conditions in the documents & downloads section.

**Questions?** Contact us today! We are happy to assist you with any questions you may have.

Call us at [800-742-9165](tel:800-742-9165) or send us a message at [info@7Hauctions.com](mailto:info@7Hauctions.com)

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



