

ONLINE

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**AUG
20**

PROPERTIES ACROSS AL, GA, MS, & TX



AUCTION SHOWCASE



Seven  Hills
AUCTIONS

800.742.9165
7Huctions.com

AUCTION ENDS NOON AUG 20TH

auction showcase

PROPERTIES ACROSS AL, GA, MS, &TX
BANK OWNED, PRIVATE EQUITY, AND MORE!

Seven Hills Auctions is proud to announce we have an Auction Showcase event featuring properties across Alabama, Georgia, Mississippi, and Texas. Our Showcase events are a great opportunity to buy residential and commercial properties directly from Banks, Private Equity Groups, Hedge Funds, and other highly motivated sellers. Get in the Auction Today! Bidding for this auction is at 7Huctions.com and ends Tuesday, August 20th at Noon (EDT).

5963



60± Acres on the Flint River: Albany, GA

100 E Oakridge Drive
Albany, Georgia 31705
Dougherty County
Tax ID: 00227/00000/35C

60.67 ± Acres

**Former Motocross Training Facility*

Agent
Mike Matre
SVN | Saunders Ralston Dantzler
229.869.1111
Mike.Matre@svn.com

Latitude
31.550939

Longitude
-84.14068

5964



Single Family Residential: Eastman, GA

94 Landcaster Rd
Eastman, Georgia 31036
Pulaski County
Tax ID: 3T08207006A
SQFT: 1,235±

0.1 ± Acres
Bed/Bath: 2 / 2

Agent
Adrienne Nace
ERA Sunrise Realty
404.667.5722
TheHomeFindersGroup@gmail.com

Latitude
32.2725

Longitude
-83.50385

5968



Vacant Residential Lot: Vance, AL

N/S Deer Chase Rd
Vance, Alabama 35490
Tuscaloosa County
Million Dollar Lake Subdivision, Lot(s) 44 Block 176
Tax ID: 24-04-20-0-005-008.000

0.47 ± Acres

Agent
Blaine Junkin
Keller Williams Realty Tuscaloosa
205.454.5075
BlaineJunkin@kw.com

Latitude
33.28599

Longitude
-87.18545

5969



Vacant Residential Lot: Vance, AL

Glenda Drive
Vance, Alabama 35490
Tuscaloosa County
Million Dollar Lake Subdivision, Lot(s) 16 Block 176
Tax ID: 24-04-20-0-005-036.000

0.49 ± Acres

Agent
Blaine Junkin
Keller Williams Realty Tuscaloosa
205.454.5075
BlaineJunkin@kw.com

Latitude
33.28345

Longitude
-87.18476

5970



Vacant Residential Lot: McCalla, AL

N/S Circle Dr
McCalla, Alabama 35111
Tuscaloosa County
Million Dollar Lake Subdivision, Lot(s) 7 Block 19
Tax ID: 24-06-23-0-018-016.000

0.46 ± Acres

Agent
Blaine Junkin
Keller Williams Realty Tuscaloosa
205.454.5075
BlaineJunkin@kw.com

Latitude
33.27495

Longitude
-87.18243

5971



Single Family Residential: Calera, AL

1435 19th Ave
Calera, Alabama 35040
Shelby County
Dunstons Subdivision, Lot(s) 5 & part of 6, Blk 267
Tax ID: 28-5-21-3-002-024-000
SQFT: 1,606±

0.28 ± Acres
Bed/Bath: 3 / 2.5

Agent
Bridget Sikora
Ray & Poynor Properties
205.910.0594

Latitude
33.09955

Longitude
-86.75576

5972



Residential Lot: Anniston, AL

214 1st Ave Pinecrest
Anniston, Alabama 36201
Calhoun County
Pine Crest, Lot(s) 13, 14
Tax ID: 22-04-20-0-003-048.000
SQFT: ±

0.25 ± Acres

Agent
Seven Hills Auctions
800.742.9165
info@7Huctions.com

Latitude
33.62362

Longitude
-85.92554

5973

**Single Family Residential: Birmingham, AL**

2541 20th St
Birmingham, Alabama 35208
Jefferson County
Birmingham Ensley Subdivision,
Lot(s) 1 & E 1/2 part 2, Blk 78
Tax ID: 22-00-32-3-036-001.000
SQFT: 1,911±

0.24 ± Acres
Bed/Bath: 4 / 3

Latitude
33.50918

Agent
Bridget Sikora
Ray & Poynor Properties
205.910.0594

Longitude
-86.87472

5974

**Residential Lot: Pell City, AL**

285 Hildestone Way
Pell City, Alabama 35128
St. Clair County
Archer's Bend Subdivision, Lot(s) 42
Tax ID: 29-09-29-0-001-009.030

0.53 ± Acres

Latitude
33.5293

Agent
Seven Hills Auctions
800.742.9165
info@7Hauctions.com

Longitude
-86.25242

5978

**Single Family Residential: Jackson, MS**

4127 Carol Dr
Jackson, Mississippi 39206
Hinds County
Ridgecrest Subdivision, Pt 2, Lot(s) 3
Tax ID: 0427-0137-000
SQFT: 1,186±

0.23 ± Acres
Bed/Bath: 2 / 2

Latitude
32.35904

Agent
Darlene Johnson
601.278.0350

Longitude
-90.18923

5979

**Single Family Residence: Vicksburg, MS**

1404 Highway 80
Vicksburg, Mississippi 39180
Warren County
Tax ID: 096-24-9999-0026-00
SQFT: 1,368±

1.96 ± Acres
Bed/Bath: 3 / 2

Latitude
32.34642

Agent
Bruce Payne
Payne Realty
601.946.1410
Bruce@PayneRealtyMS.com

Longitude
-90.80537

5986

**Mobile Home on 2.1 AC: Orange, TX**

2450 Joe Ln
Orange, Texas 77632
Orange County
Lot(s) 33
Tax ID: R301580
SQFT: 1,140±

2.1 ± Acres

Latitude
30.16007

Agent
Amanda Green
Remax One
409.893.9769
akgreen1126@gmail.com

Longitude
-93.88079

TERMS AND CONDITIONS

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price or \$250.00 whichever is greater. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must execute the Purchase and Sale Agreement and remit an earnest deposit within 24 hours. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. **UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. This Non-Compliance Fee is a penalty for failing to

abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last three (3) minutes of the auction the ending time of the auction for ALL properties will be extended for three (3) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for three (3) minutes.

Bid Increments: The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid may be rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.



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William C. Lee III, Broker, Firm AL-000147503-0. FL-CQ1057830.
GA-77326. LA-2111. MS-24292.
Texas Auction Firm License 13489, Real Estate Firm 530027.



MEMBERS

AUGUST 2024