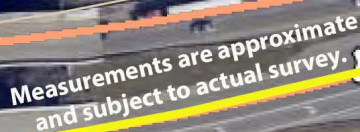


MONDAY, APRIL 14, 2025, 12:30 PM



Property includes 3 separate buildings, paved parking lot, some fenced parking, billboard with existing lease of \$800 per month, car lot \$1,500 per month, carpet store \$1,200 per month, storefront \$1,500 per month and the back building (former garage) \$800 per month. All tenants are month to month and have been there long term. Parcel #5215613, 5200646, & 5211365. Additional features include public utilities, high traffic count and all buildings are either brick or block. Please contact auctioneers for all inquiries.

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

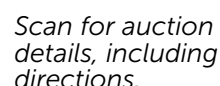
The Vaught Family Revocable Trust



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