

**74+ AC Prime Ag/Development Land with
Home, Silverhill, AL**

- Will sell regardless of price subject to bankruptcy court approval
- Tremendous development potential
- 2,278± sf brick home in wooded surrounding with optimal privacy

Online Auction Starts: Jul. 14 at 9 am ET
Online Auction Ends: Jul. 21 at 4 pm ET
Preview: Jul. 14 at 12 pm CT

Property Description:

- Value added opportunity with 35± acres of timber and potential subdivision of home to supplement purchase/ maximize value
- 30± minute drive to Orange Beach, AL & Gulf Shores, AL (1± hour to Pensacola, FL)
- Extensive road frontage and flat topography perfect for future development
- No zoning designation – wide variety of potential uses
- Mature hardwood and pine timber at property not been harvested for over 40 years
- Rare opportunity to buy highly desirable land at your price

Land Size:	74.8± acres	Building Size:	2,278± sf
Road Frontage:	County Road 55	BD-BA:	3BR/2BA
Zoning:	N/A	Year Built:	1960±
Land Use:	N/A	Water:	Well - Existing
County:	Baldwin	Sewer:	Septic - Existing
Tax:	\$493.58 (2020)		
Tax ID:	47-06-14-0-000-012.000		

Terms of Sale

Buyer's Premium: 10% buyer's premium will be added to the high bid to determine the contract price
Deposit: 10% deposit due via wire transfer to closing agent within 24 hrs. after the end of the online auction
Escrow Agent: Tranzon Asset Advisors
Title/Closing Agent: Olmstead, Harrell & Garner, LLC
Closing: Closing shall occur within 30 days from the auction or within 15 days of entry of the sale order, whichever is longer

You are urged to thoroughly inspect the property before the auction!

The information contained in this property overview is subject to inspection and verification by all parties relying on it. The Seller and their agents assume no liability for the accuracy, error or omissions. This listing may be withdrawn or modified without notice at any time. All square footage, lot size measurements and dimensions in this information are approximate. No warranties or guarantees are expressed or implied. The purchaser must rely on his/her own information, inspection, records and determination to bid.

The property is being sold "as is, where is" with "all faults."

For additional information please call:

Steve Griffin

877-374-4437 or 352-369-1047

Tranzon Driggers, Jon K. Barber, Lic. Real Estate Broker, agent for the seller, Lic. #98884-0 & 98882-0 and Auctioneer #5433
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