

**Concessions  
on Site!**

**Thursday, June 7 @ 9:02 AM (CST)**

## Construction Equipment & Materials

**Trucks • Equipment & Utility Trailers • Backhoe • Shop Forklifts**

**Reach Forklifts • Scissor Lifts • Drill Presses • Scaffolding**

**Gang Boxes • DeWalt 14" Chop Saws • Poly Trash Bins • Welders**

**Office Furniture & Eq. - Table Saws - Shop Fans - Air Compressors - Engine Hoist**

**Material Lifts - Metal Ironworker - Metal Press - Metal Punch - Metal Bandsaw**

## Ceiling Tiles & Much More!

**"Real Estate Will Sell at 12:00 Noon!"**



**\$100.00**

## CASH PRIZE

**Watson Auction & Realty, LLC**

**654 Lynn Jarvis Rd • Dothan, Alabama • 36303**

**Off: 334-794-2312 • Fax: 334-792-2329**

**Joe F. Watson, AL #1831**

## The Real Estate Group

**2323 W. Main St, Suite 215 • Dothan, AL • 36301**

**Off: 334-794-9595 • Fax: 334-677-5420**

**Col. Dwight Wells, AL #1921**

**www.watsonauction.net**



**Due to the Vast Amount of Construction Equipment, Materials and Farm Equipment being Presented, This Brochure Cannot Adequately Express the Importance of Everyone in the Construction Business Attending This Auction!**

**TRUCKS!**

**UTILITY  
TRAILERS!**

**TOOLS AND  
MUCH MORE!**

**MAN  
BASKETS!**

**BACKHOE!**

**MACHINE  
SHOP EQ.!**

**STEEL WORK  
TABLES!**

**AIR  
COMPRESSORS!**

**METAL  
STUDS!**

**SHOP FANS!**

**RUSSCO  
SCAFFOLD!**

**OFFICE  
FURNITURE!**

**FORKLIFTS!**

**JOHN DEERE  
TRACTOR!**

**SHEETROCK  
DOLLIES!**

**MUCH, MUCH  
MORE!!!**

**SCISSOR  
LIFTS!**

**LULLS!**

**\$100.00  
CASH PRIZE**

**"Equipment Preview: 8A-5P JUNE 6 or by Appointment!"**

**A \$100.00 (One Hundred Dollars) Cash Prize will be awarded to One of the First Fifty Registrants at the conclusion of the Auction! YOU MUST BE PRESENT TO WIN!!!**



# Commercial Real Estate

±2.63 acres land • ±17,000 sq ft warehouse primarily constructed of corrugated metal with concrete floors on grade. • ±4,000 sq ft Office Space.

Entire perimeter has 8' chain link fence.

**"REAL ESTATE PREVIEW BY APPOINTMENT ONLY!"**

**Great  
Investment  
Potential!**

## COMMERCIAL REAL ESTATE TERMS & CONDITIONS

### AUCTION INFORMATION

**THE REAL ESTATE WILL SELL AT 12:00 NOON.**

This is an "Owner Confirmation" Auction. The Owner has the right to accept or reject any and all bids on the property or properties being offered. All real estate sold "As Is, Where Is!" The Auctioneer assumes no liability for any guarantee made by the Seller or any third party. No warranty is made by the Auctioneer, either expressed or implied, as to the condition merchantability, or fitness for intended use of any property sold. Any reliance on the information furnished by the Auctioneer shall be solely at the recipient's risk. A 10% Buyers Premium will be added to the high bid. The Bid Price plus the Buyers Premium will be added together to equal the Total Contract Sales Price. Inspection of property will be given to each prospective Bidder on appointment basis. Prospective Bidders must contact Dwight Wells at 334-794-9595 to schedule appointments.

**AGENCY DISCLOSURE:** In all transactions, the auctioneers are acting as agents for the seller.

### BIDDERS RESPONSIBILITIES:

All bidders are required to register separately at the auction (Government Issued Photo ID required) prior to bidding on the Real Estate. Acknowledgement and agreement to the Terms and Conditions will be signified by bidder's signature. Auctioneers reserve the right to refuse any applicant a bidding number and may revoke bidding privileges at any time.

All Bidders must provide a Bank Letter of Guarantee on his/her financial institutions official letterhead directed to The Real Estate Group for an amount equal to or greater than the amount the Bidder intends to bid on the property including the 10% Buyers Premium.

Successful bidder will deposit 10% of the purchase price at the auction in the form of cash, cashier's check, personal or company check with a bank letter of guarantee; sign a real estate sales contract with the balance due at closing within 30 days of the signing of an acceptable contract.

It is incumbent upon the Buyer to pay for title opinion, closing costs and closing attorney.

It is the responsibility of the Buyer to pay for Survey (if needed) at the completion of the survey and authorizes the Auctioneer to trade with a surveyor for that purpose.

It is agreed that the Bidder has thoroughly examined the property to be conveyed and relies solely upon his/her own judgment, independent research, inspection and investigation in making an agreement to purchase, and that there are no agreements, understandings or representations made either by the Seller, Auctioneer or Auctioneer's Representatives that are not set forth herein. It is the responsibility of the bidder review all information supplied and seek appropriate independent assistance prior to attending and bidding at the auction.

**BROKER PARTICIPATION:** Up to a two percent (2%) commission on the bid price will be paid to any properly registered broker whose prospect purchases real estate at the auction and closes in full. Brokers must be licensed in Alabama and must register and attend the auction with their prospect. Broker registration deadline is Tuesday, June 5, 2012 at 12:00 noon (CST). For a required broker registration form, please call 334-794-9595.

**DISCLAIMER:** All information being furnished by the Auctioneer to bidders is for the bidder's convenience, however, it is the responsibility of the bidder to determine that all information contained herein is accurate and complete. Any reliance on the information furnished by the Auctioneer shall be solely at the recipient's risk. Each bidder must conduct and rely solely upon his/her own investigation and inspection.

**Don't  
Miss This  
Opportunity!**

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# AUCTION

## PUBLIC INVITED!

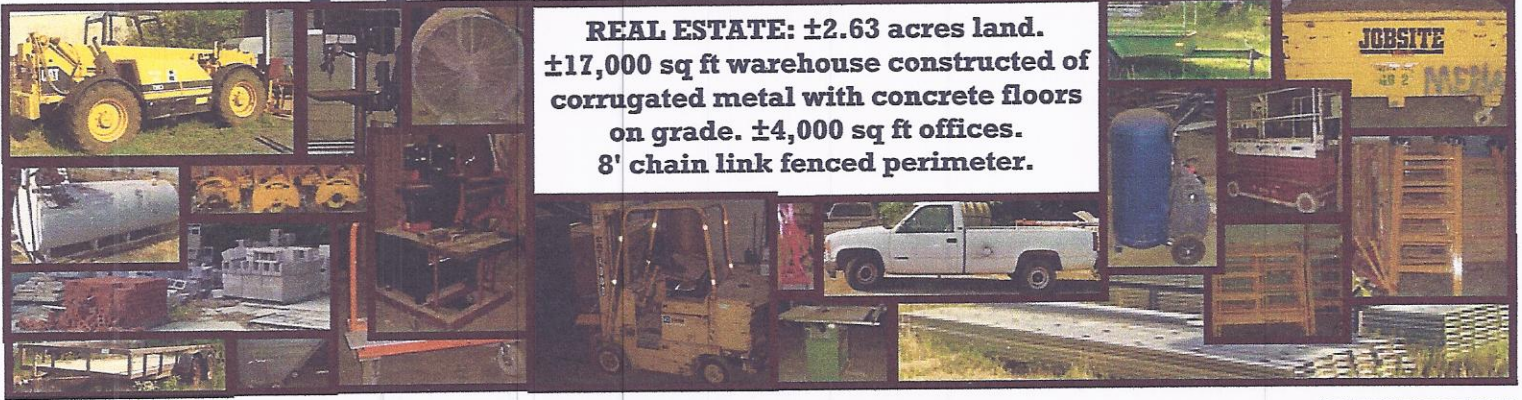
Rain or  
Shine!

Thursday, June 7, 2012 @ 9:02 AM (CST)

Concessions  
On Site!

210 Speigner St., Dothan, AL 36303

**Construction Equipment & Materials**  
**Farm Equipment & Commercial Real Estate**



REAL ESTATE:  $\pm 2.63$  acres land.  
 $\pm 17,000$  sq ft warehouse constructed of  
corrugated metal with concrete floors  
on grade.  $\pm 4,000$  sq ft offices.  
8' chain link fenced perimeter.

654 Lynn Jarvis Road  
Dothan, AL 36303

**Public  
Auction!**

Presorted  
First Class  
Permit #81  
Dothan, AL  
36302