

Public Auction

Thurs - Nov 6th @ 1:00 P.M. (CST) on-site

5880 Battleship Parkway • Spanish Fort, AL 36527

WHY AN AUCTION?

The owners have elected to market the real estate through an accelerated "AUCTION METHOD" thereby eliminating additional carrying costs that are incurred with conventional marketing. These savings are passed on to the new owners!

**(4) Parcels Available
w/without Building**

INSPECTION & PREVIEWING

**Oct 29th & 30th 1 - 3:00 PM
or by Appointment**

(251) 626-0713

Cell # (602) 510-1888

Battleship Parkway - "The Causeway"

Highway 90 & 98

- Broker Participation Welcomed -

www.MarineAuctionServices.com

**BUYER / BROKER SEMINAR
Thursday • Oct 23rd 4 - 6:30 PM**

Public

Auction

(4) Parcels Available

w/without Building

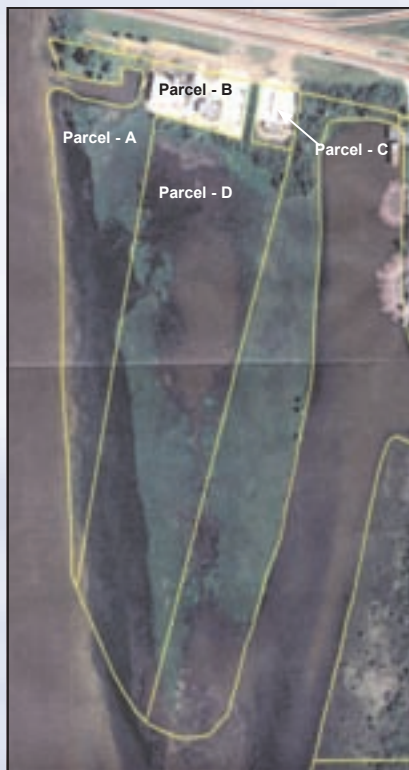
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Parcels A & B

Commercial Restaurant Building
567± ft. Battleship Frontage
Boat Basin
Blakeley River Frontage

Parcels C & D

156 ± ft. Battleship Frontage
12 ± acres Wetlands



ORDERED SOLD by:
HPJ Properties, LLC

AUCTION TERMS & CONDITIONS

- 1. REGISTRATION:** All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves, in the amount of \$10,000.00. If buyer fails to close escrow, the registration fee and earnest money deposit will be forfeited. Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller after completion of the Auction.
- 2. PROPERTY INSPECTION:** Previewing and inspection of Property is essential. The real and personal property is being sold "AS IS - WHERE IS". A complete Due Diligence/Property Information Package is available, and all prospective buyers are urged to acquire said information and conduct any and all due diligence buyer(s) deem appropriate.
- 3. SELLER'S & AUCTIONEER'S DISCLAIMER:** All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it. NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE

DILIGENCE INFORMATION. The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. ONLY such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect. Seller reserves the right of disposal of the property prior to the auction date.

4. BUYERS' PREMIUM: A Buyers' Premium of 10% will be added to the Buyer's high bid, resulting in the final contract sales price.

5. EARNEST MONEY: The earnest money deposit, equal to 5% of the bid amount, including the bidder's registration fee of \$10,000.00 is payable to an escrow account upon seller's approval, the day of the auction. Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.

6. BROKER PARTICIPATION: A three percent (3%) commission will be paid to the licensed real estate broker whose client pays and closes escrow. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed and received by Auctioneer 48 hours prior to the auction. There can be NO Exceptions to this procedure and NO Oral Registrations will be accepted.

www.MarineAuctionServices.com



Beach House Grill



Former -

- opened 2005



SHUTTLES
SLEEPING
STATIONS
U/C REFRIG



Building includes:

- 5,000 ± sq. ft. Kitchen, Dining and Service area
- 1,000 ± sq. ft. is Heated and Glassed-in Porch
- 2,300 ± sq. ft. Covered Waterfront Deck
- 1,100 ± sq. ft. Entrance Porch and Store Room

Seating:

- Inside Bar - 18
- Main Dining Area - 110
- Heated Glassed-in Porch - 65
- Outside Covered Deck - 125
- Outside Bar - 8

Interior Bar, Exterior Bar, Oyster Bar, 700 ± sq. ft. Ground Floor Store Room

8000 ± Square Feet Under Roof

**INTERNATIONAL
BOAT & MARINE AUCTION SERVICES, Inc.**

We cover the Waterfront and harbor brokerage and then some...!!! International Boat & Marine (IB&M) is a full-service marketing company specializing in all phases of the Marine Industry. We provide sales, marketing, management and consulting services to accelerate cash accumulation utilizing: pre-auction, auction, post-auction and buy-out programs. IB&M professional staff is well versed in conducting auctions internationally, with an extensive client base including governmental agencies, banking institutions, trustees and the private sector, IB&M welcomes your solicitation of information on any of our marine-related services.



**INTERNATIONAL
BOAT & MARINE
AUCTION SERVICES**

C.R. "KIP" KANE - AL BROKER

#91597

Cell # (602) 510-1888