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TIME DATED MATERIAL • DO NOT DELAY



AUCTION

GULF FRONT LOTS - CONDOS 11 HOMES - COMMERCIAL

**SOUTH ALABAMA
& FLORIDA PANHANDLE**



SOME ABSOLUTE

- 2 Gulf Front Lots — Perdido Key, FL
- 1.66± Acres at Busiest Intersection in Orange Beach, AL
- 11 Homes Near The Beach — Gulf Shores, AL
- Condo, Marbella — Destin Harbor, FL
- Lewiston Hall Hotel Near The Beach — Foley, AL
- Convenience Store — Gulf Breeze, FL
- Former Wachovia Bank — Dothan, AL
- Former Wachovia Bank — Prattville, AL
- Office, Pecan Orchard & 4.86± Acres — Foley, AL
- Commercial Lot — Bay Minette, AL
- Former Taco Bell — Montgomery, AL
- 5.5± Acres Bayfront — Mobile, AL

**THURSDAY
OCTOBER 10**

AUCTION

Perdido Bay

GULF FRONT LOTS - CONDOS 11 HOMES - COMMERCIAL

Ono Island

SOUTH ALABAMA & FLORIDA PANHANDLE

Lost Key Golf Club

Alabama
Florida

Old River

River Road

2 ADJOINING 100 ± FT. GULF FRONT LOTS

14599 PERDIDO KEY DR.

ONSITE BIDDING IN MONTGOMERY,
PRATTVILLE AND DOTHAN

THURSDAY, OCTOBER 10



SOME ABSOLUTE

Gulf of Mexico

America's Trophy Property Auctioneers®



2 ADJOINING GULF FRONT LOTS
14599 PERDIDO KEY BLVD., PERDIDO KEY, FL

Two adjoining 400±-foot-deep gulf front lots — each with 100± feet of gulf frontage — have everything an investor would want for a beautiful condominium or resort development. Situated on the sugar-white sands of the Gulf of Mexico near the intersection of Perdido Key Boulevard and River Road in Perdido Key, Florida, this magnificent highly visible beachfront property is in a prime location near the Florida-Alabama state line and is convenient to Ono Island and Lost Key Golf Resort.



CONVENIENCE STORE
3872 GULF BREEZE PKWY., GULF BREEZE, FL

The opportunity to acquire a convenience store at a major intersection in Gulf Breeze, Florida, is represented at this spectacular property, which has never been occupied. Situated in a high-traffic area at a red light on the corner of Gulf Breeze Parkway and Portside Drive, the property is across from Wal-Mart, Lowe's, Verizon, Wells Fargo, Walgreens and several restaurants. The store has food and retail space as well as a drive-thru.



1.66± ACRES — INTERSECTION OF AL 161 & PERDIDO BEACH BLVD.

Investors seeking property in a highly visible, highly traveled area in Orange Beach, Alabama, will want to inquire about this 1.66±-acre commercial lot at the busy intersection of Perdido Beach Boulevard and Alabama Highway 161. The property, which is across the highway from a public beach, is surrounded by a multitude of businesses, including Wal-Mart, Winn-Dixie, Publix, CVS and Rite Aid pharmacies and a number of motels, hotels and condominiums. The acreage is in a prime location for a restaurant or retail shop.

3-BEDROOM CONDO, MARBELLA
770 HARBOR BLVD., DESTIN, FL

Beautiful views overlooking Destin Harbor add to the appeal of this spacious condo at one of Destin's most exclusive developments. The condo has stunning gulf views, a bonus room and has been completely upgraded with tile, granite and wet bar.



LEWISTON HALL HOTEL NEAR BEACH
2037 KELLER RD., FOLEY, AL

Coastal charm defines Lewiston Hall Hotel, which is located on Keller Road behind Old Time Pottery only .4 mile east of Alabama Highway 59 in Foley, Alabama. Built in 2005, the hotel features 49 guest rooms, manager's apartment, continental breakfast area, commercial laundry, guest laundry, swimming pool and 105 parking spaces. The hotel sits on 3.09± acres, which are partly wooded.

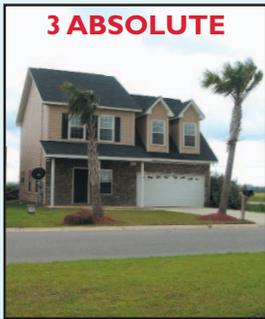


2.5± ACRES WITH OFFICE & PECAN ORCHARD
FOLEY, AL

A 2.5±-acre tract in Foley, Alabama, offers a convenient location for any number of business pursuits. The property, which has an office and pecan orchard, is minutes from the future Blue Collar Resort development.

4.86± ACRES
FOLEY, AL

The 4.86± serene acres adjoining Lewiston Hall Hotel offer a picturesque setting and a tremendous location.



11 HOMES NEAR BEACH — KENNEDY PARK — 3800 EMERILLE DR., FOLEY, AL
 The new Kennedy Park subdivision — just off AL Highway 59 and Foley Beach Expressway on Highway 12 in Foley, Alabama — is positioned to capitalize on its close proximity to the future home of Blue Collar Resort, an entertainment venture projected to bring 1,500 jobs to the area. There are six different floor plans to choose from, including ten 3-bedroom homes and one 4-bedroom. These brick homes are convenient to fine dining and fabulous beaches which make them appealing to both end users and investors.



**FORMER WACHOVIA BANK
 125 N. ST. ANDREWS ST., DOTHAN, AL**
 Located in the downtown business district of Dothan, Alabama, this former Wachovia Bank is a prime site for a credit union, utility service provider, title loan company or any number of other businesses. The property has a drive-thru and a vault.
Onsite Bidding Available



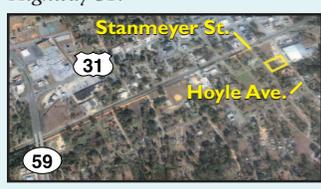
**FORMER WACHOVIA BANK
 725 E. MAIN ST., PRATTVILLE, AL**
 High exposure on East Main Street in Prattville, Alabama, makes this former Wachovia Bank building an ideal location for any number of businesses. Highlights of the building, which occupies a beautifully landscaped lot, include a drive-thru and vault.
Onsite Bidding Available



**MOBILE BAY ACREAGE
 4059 BAYFRONT RD., MOBILE, AL**
 Development potential surrounds 5.5± acres on Mobile Bay. This magnificent property has 315± feet of bayfrontage, with 290± feet of frontage on Bayfront Road, near Dauphin Island Parkway. The property is 10 minutes from the future Airbus site and 20 minutes from downtown, all shopping and medical centers.



**COMMERCIAL LOT
 BAY MINETTE, AL**
 A 1.35±-acre lot in downtown Bay Minette, Alabama, has easy access to Alabama Highway 59 and U.S. Highway 31.



**FORMER TACO BELL
 DRIVE-THRU RESTAURANT
 3535 DAY ST., MONTGOMERY, AL**
 A prime location is what an investor will get with this former Taco Bell, which is situated just west of Interstates 65 and 85. The property is just south of Maxwell Air Force Base.
Onsite Bidding Available



BIDDER DEPOSIT: \$10,000 per property being in business check, personal check or certified funds. Refundable if unsuccessful bidder.

TERMS: 10% down payable with business check, personal check or certified funds. Closing will be in 30 days for all properties except Kennedy Park Homes where closing will be in 60 days.

AUCTION SITE: The auction will take place at Erie Meyer Civic Center — 1930 West 2nd St., Gulf Shores, Alabama. Call about onsite or telephone bidding

PRE-SALE INSPECTION: Properties are available for viewing by appointment. Call 1-800-648-6435.

BROKER PARTICIPATION: Broker Participation welcome subject to certain guidelines. Call 1-800-648-6435.

FOR MORE INFORMATION: Call 1-800-473-2292 or (256) 547-3434.

DIRECTIONS:
 From Hwy 59 heading south, continue half a mile south of the Intracoastal Waterway. Turn right onto West 19th Ave. and drive 0.2 mile to Civic Center on left — 1930 West 2nd St., Gulf Shores, Alabama.

From intersection of Perdido Beach Blvd. / AL Hwy 182 and Gulf Shores Pkwy., drive north on Gulf Shores Pkwy. for 1.6 miles. Turn left onto Clubhouse Drive and continue for 0.2 mile. Take second right onto W 2nd St. and continue for .05 miles to Civic Center on right — 1930 West 2nd St., Gulf Shores, Alabama.



**REGISTRATION: 1 P.M.
 AUCTION: 3 P.M.
 CENTRAL**

Buyer will receive a credit equal to 1% of the Buyer's winning bid price ONLY if Buyer closes with cash on the day of the auction.

PRE-AUCTION OFFERS WELCOME
All property lines in this brochure are approximate.

THIS IS YOUR PERSONAL INVITATION The National Auction Group, Inc. is the Selling Agent Only. Auctioneer reserves the right to deny any person admittance to the Auction. Announcements made at the auction supercede all oral and printed information. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. Not available to residents of any state in which this real estate is not in compliance with the real estate laws of that state. This may not be reproduced in whole or in part without the written permission of The National Auction Group, Inc. Bidders shall look only to the Property owner as to all matters regarding the property. The Auctioneer shall not be responsible or liable in any way if the owner fails to honor any bid, or refuses to, or cannot close title in accordance with the winning bid or any contract entered in respect thereof; or if the property is contaminated with hazardous waste, or if the property is in need of attention or repairs or is in any way not satisfactory to a bidder. It is the buyer's responsibility to verify all specifications prior to sale date. A 10% Buyer's Premium will be added to the final bid price. Seller reserves right to add or delete property prior to auction. Subject to prior sale. ALL MEASUREMENTS ARE APPROXIMATE.

BROKER PARTICIPATION AGREEMENT

"Gulf Front Lots – Condos – 11 Homes – Commercial"
Alabama & Florida

AUCTION DATE: **October 10, 2013, at 3:00 p.m.** (Central Time)
Registration begins at 1:00 p.m. (Central Time)

Any licensed real estate Broker whose Buyer/Bidder is the successful bidder will receive a commission if the Buyer/Bidder executes a Real Estate Purchase and Sale Agreement on the date of the sale and pays the amount agreed upon in the Real Estate Purchase and Sale Agreement at closing and if the Broker complies with all of the provisions of this Broker Participation Agreement. The commission will be based on the following:

- a. The Broker will receive a three percent (3%) commission on the initial offer shown on the Broker Registration Form, **if and only if the Buyer/Bidder opens the bidding in the amount of the initial offer specified on the Broker Registration Form.** The Broker will receive a one percent (1%) commission on the difference between the initial offer shown on the Broker Registration Form and the final bid price. However, the maximum Broker Participation Commission that will be paid to the Broker will not exceed three percent (3%) of the final bid price. **Broker/Buyer/Bidder understands and agrees that any initial offer specified on the Broker Registration Form is not a bid and by acknowledging receipt of the Broker Agreement, "NAG" is not thereby accepting any bids on behalf of either "NAG" or the Seller.**
- b. If no initial offer is written on the Broker Registration Form, then the Broker whose Buyer/Bidder is the successful bidder will receive only a one percent (1%) commission on the final bid price.

NOTE: SELLER RESERVES THE RIGHT TO ADD OR DELETE PROPERTY OR ALL PROPERTIES PRIOR TO THE START OF THE AUCTION AND/OR PRIOR TO THE START OF THE BIDDING ON EACH SEPARATE PROPERTY.

NO BROKER WILL RECEIVE A COMMISSION UNLESS THE REGISTRATION FORM IS COMPLETED IN FULL, IS SIGNED BY THE BUYER/BIDDER, AND RECEIPT OF THE FORM IS CONFIRMED IN WRITING BY THE NATIONAL AUCTION GROUP, INC. ("NAG") PRIOR TO THE SALE. IF OTHER BROKERS SUBMIT A REGISTRATION FORM FOR THE SAME BUYER/BIDDER, ONLY THE FIRST REGISTRATION FORM RECEIVED BY NAG WILL BE HONORED.

THE COMPLETED REGISTRATION FORM MUST BE RECEIVED BY THE NATIONAL AUCTION GROUP, INC., ("NAG") AT LEAST 24 HOURS PRIOR TO THE SCHEDULED AUCTION SALE. BROKER CANNOT USE THIS BROKER PARTICIPATION AGREEMENT IN CONJUNCTION WITH ANY OTHER CO-BROKERAGE AGREEMENT OR ANY

AGREEMENT TO SHARE A COMMISSION MADE BETWEEN NAG, BROKER, AND SELLER.

NO EXCEPTIONS TO THE PROCEDURES OUTLINED IN THIS BROKER PARTICIPATION AGREEMENT WILL BE PERMITTED UNLESS THE SELLER APPROVES THE EXCEPTION IN WRITING PRIOR TO THE DATE AND TIME THAT THE SALE BEGINS. NO ORAL AGREEMENT WILL BE HONORED BY NAG OR BY SELLER.

NO BROKER WILL RECEIVE A COMMISSION UNLESS THAT BROKER AGREES TO BE BOUND BY EACH OF THE FOLLOWING REQUIREMENTS:

1. The completed Broker Registration Form must be received by NAG on or before 24 hours prior to the scheduled time for the auction sale. Broker can email, fax or mail the Registration Form to Donna Yarbrough; The National Auction Group, Inc.; P.O. Box 149; Gadsden, Alabama 35902; Phone: (256) 547-3434; Fax (256) 547-7476; email: dyarbrough@national-auction.com.

2. Broker must show the property to the Buyer/Bidder and must attend the sale and assist in the bidding process.

3. Any commission due Broker will be paid at the time of closing by the Escrow Agent if and only if the Buyer/Bidder pays the full amount agreed upon in the Real Estate Purchase and Sale Agreement at closing.

4. If the Seller is responsible for paying the commission due Broker, Broker agrees that it will look only to Seller for the payment of the commission and will hold NAG harmless and indemnify NAG for any and all claims made in regard to said commission.

5. The payment of any commission to Broker will be based only on the agreed upon terms and conditions of this Broker Participation Agreement.

By signing this Agreement and by initialing each page, Broker/Buyer/Bidder acknowledges that he/she has read and understands all of the provisions of this Agreement and that he/she agrees to be bound by all of the terms and conditions of this Agreement. This Broker Participation Agreement consists of three (3) pages, and Broker acknowledges receipt of all three (3) pages.

Dated this the _____ day of _____, 2013.

 _____
Chuck Barnes

Broker

Witness

Buyer/Bidder

Witness

_____ as a duly authorized representative of NAG acknowledges receipt of this Broker Registration Agreement this the _____ day of _____, 2013, at _____ a.m./p.m.

BROKER REGISTRATION FORM

AUCTION: "Gulf Front Lots - Condos - 11 Homes - Commercial"
Alabama and Florida

#676

AUCTION DATE: October 10, 2013

BROKER INFORMATION:

Broker/Agent: Chuck Barnes

Company: REMAX Gulf Properties

Company Address: 13700 Perdido Key Dr Ste 109

City: Perdido Key **State:** FL **Zip Code:** 32507

License Number: FL SL3046500 AL 68796-0 **Broker Number:** AL 000075742-0
FL CO1018173

Tax Identification Number: _____ **Email address:** chuck@chuckbarnes.com

Office Phone #: 251-609-4242 **Fax #:** 850-497-1675

Dated this the 30 **of** September **,2013.**



Broker/Agent Signature

BUYER/BIDDER INFORMATION:

Buyer/Bidder Name: _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Home Phone: _____ **Office or Cell Phone:** _____

GULF FRONT LOTS - PERDIDO KEY, FLORIDA

LOT 43 INITIAL OFFER: \$ _____ **LOT 44 INITIAL OFFER:** \$ _____

ENTIRETY INITIAL OFFER: \$ _____

COMMERCIAL LOTS - BAY MINETTE, ALABAMA

PARCEL A INITIAL OFFER: \$ _____ **PARCEL B INITIAL OFFER:** \$ _____

ENTIRETY INITIAL OFFER: \$ _____

LEWISTON HALL (HOTEL), FOLEY, ALABAMA INITIAL OFFER: \$ _____

OFFICE AND PECAN ORCHARD (2.5+/- ACRES), FOLEY, ALABAMA:

INITIAL OFFER: \$ _____

LOT 1 LEWISTON HALL SUBDIVISION (4.86+/- ACRES), FOLEY, ALABAMA;

INITIAL OFFER: \$ _____

1.66+/- ACRE LOT, ORANGE BEACH, ALABAMA INITIAL OFFER: \$ _____

UNIT 4E MARBELLA, A CONDOMINIUM, DESTIN, FLORIDA INITIAL OFFER: \$ _____

FORMER WACHOVIA BANK, DOTHAN, ALABAMA INITIAL OFFER: \$ _____

FORMER WACHOVIA BANK, PRATTVILLE, ALABAMA INITIAL OFFER: \$ _____

CONVENIENCE STORE, GULF BREEZE, FLORIDA INITIAL OFFER: \$ _____

5.5+/- BAYFRONT ACRES, MOBILE, ALABAMA, INITIAL OFFER: \$ _____

FORMER TACO BELL, MONTGOMERY, ALABAMA, INITIAL OFFER: \$ _____

KENNEDY PARK HOMES, FOLEY, ALABAMA:

3900 EMERILLE DRIVE (LOT 1) INITIAL OFFER: \$ _____

1153 SLOANE COVE (LOT 35) INITIAL OFFER: \$ _____

1193 SLOANE COVE (LOT 45) INITIAL OFFER: \$ _____

1197 SLOANE COVE (LOT 46) INITIAL OFFER: \$ _____

1196 SLOANE COVE (LOT 71) INITIAL OFFER: \$ _____

1330 DOMINOE TRAIL (LOT 74) INITIAL OFFER: \$ _____

1317 DOMINOE TRAIL (LOT 86) INITIAL OFFER: \$ _____

1321 DOMINOE TRAIL (LOT 87) INITIAL OFFER: \$ _____

1325 DOMINOE TRAIL (LOT 88) INITIAL OFFER: \$ _____

1329 DOMINOE TRAIL (LOT 89) INITIAL OFFER: \$ _____

1126 SLOANE COVE (LOT 93) INITIAL OFFER: \$ _____

INITIAL OFFER FOR KENNEDY PARK HOMES AS AN ENTIRETY: \$ _____

Dated this the _____ of _____, 2013.

Buyer/Bidder Signature

ACKNOWLEDGMENT:

_____ as a duly authorized representative of NAG acknowledges receipt of this Broker Registration Agreement this the _____ day of _____, 2013, at _____ a.m./p.m.