



COMMERCIAL REAL ESTATE AUCTION KNOWN AS SAVANNAH GLASS CO. WITH (2) LARGE INCOME PRODUCING BUILDINGS AND (2) BONUS BUILDINGS SELLING IN (2) TRACTS OFF HWY 69 - LOCATED IN SAVANNAH, TN. 38372

Auction Opens: Thu, Oct 12 11:00am CT

Auction Closes: Thu, Nov 16 11:00am CT

Lot Title

- 0001** TRACT 1- (1.19± AC) with (3) Buildings
Totaling 12,000± sqft (Savannah Glass Co. Pre-
Fab Building, Block Building in Back, and
Smaller Pre-Fab Building)
- 0002** TRACT 2- (0.25± AC) with (1) 3,200± sqft
Pre-Fab Building Currently Producing Rental
Income with Frontage on HWY 69/Florence
Rd. and Talley St.

Buyer's PremiumA 10% buyer's premium will be added to the high bid price to determine the total contract sales price for the Property.

Payment and ClosingThe Purchaser shall pay an amount equal to 15% of the total contract sales price to the Escrow Agent/Closing Attorney by 4:00 PM CT on the first business day following the conclusion of the auction. The Escrow Agent/Closing Attorney will only accept payment by wire transfer or cashier's check. The Purchaser shall pay the remainder of the total contract sales price at the real estate closing. Closing shall take place within 30-45 days of the conclusion of the auction or within 15 days of the presentation of the applicable closing documents to the Purchaser, whichever is later.

Escrow Agent / Closing AttorneyThe purchase monies in respect of the property shall be paid to and deposited with J. Gilbert Parrish, Jr., Attorney at Law, 60 Brazelton Street #9, 38372 Savannah, Tennessee, United States, (731) 925-1966, Gil Parrish, Contact. The Escrow Agent/Closing Attorney will schedule and conduct the real estate closing.

Closing Costs

The Owner shall pay the following closing costs:

Costs to search the title and prepare the title commitment;

Costs to prepare the deed;

50% of the closing agent's cost to close the sale; and

Any legal counsel retained by Owner in connection with the conveyance of the Property.

The Purchaser shall pay the following costs:

The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;

Any special endorsements to the title policy;

Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;

All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;

All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;

50% of the closing agent's cost to close the sale; and

Any legal counsel retained by Purchaser in connection with the conveyance of the Property.

Cash SaleThis is a cash sale and is not contingent on Purchaser's ability to obtain financing.

Buyer's Premium: There is a 10.000% Buyer's Premium in effect for this auction.

890 Pickwick St, Savannah, TN 38372 -- Phone 731-925-3534 -- Fax 731-925-4176
heritageauctiontn.com