

# ABSOLUTE AUCTION

**Live On-Site Thurs. July 25th @ 11:07am**  
**8543 Hwy. 178, Byhalia, MS 38611**



**Open House Thurs. July 18th 11am - 2pm**  
**Selling Regardless of Price • Pre-Auction Offers Encouraged!**  
**Contact John directly at 901-486-0839 to make an offer today!**

[www.JohnRoebuckAuctions.com](http://www.JohnRoebuckAuctions.com)  
901-763-2825/901-486-0839

JDR Auction Services of FL, LLC (dba) **JOHN ROEBUCK AUCTIONS**





## Zoned Commercial

- Law Office
- Barber Shop
- Retail Store
- Insurance Office
- Restaurant
- Grocery

**Front Side Parking**  
**Great Traffic Flow**



### **A note from the Auctioneer: Welcome to online bidding!**

*Let me encourage you to be present for the Live On-Site auction instead of opting to call in your bid due to the chance of a technical or network coverage issue that may prevent us from receiving your bid in a timely manner.*

**When bidding online, you will see the current bid and the next asking bid which means the next bid increment not necessarily the final sales price.**

*All bidders must receive financial approval to bid at the live auction. In order to be pre-approved, you must present a letter from your bank guaranteeing your check to be able to cover the full deposit or you must receive approval from the auctioneer. Contact our office to begin the pre-approval process. Once you are pre-approved to bid you will be notified. For registration at the Live Auction, please be sure to bring a letter from your bank guaranteeing your check to be good. If you have any questions I can be reached directly at 901-486-0839 or by email at john@roebuckauctions.com.*

*Pre-Auction Offers are Encouraged. Please note that the Seller retains the right to accept any Pre-Auction offer which would effectively end the bidding.*

**God bless and Good luck!**

**For more information  
see our website!**

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901-486-0839**

#### **TERMS & CONDITIONS:**

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All closings shall take place no later than 45 days after all parties has signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

AL #823 • FL #CQ1042959 • GA #166853 • KY #RP811 • LA #AB-292 • MS #276F • SC #73182 • TN #5896



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