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# AUCTION

Saturday, October 28th, 10 am

BLOUNT SPRINGS, AL



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BLOUNT SPRINGS, AL

18 RESIDENTIAL HOME SITES • 14 COMMERCIAL LOTS  
RETAIL/OFFICE/MULTI-USE BUILDING • MANY SELLING ABSOLUTE



THE Village at  
BLOUNT SPRINGS

# AUCTION

Saturday, October 28th, 10 am



THE Village at  
BLOUNT SPRINGS  
450 ACRE PRIVATE GATED COMMUNITY

18 RESIDENTIAL HOME SITES • 14 COMMERCIAL LOTS  
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## AUCTION INFORMATION:

**Sale Date and Location:** Saturday, October 28th at 10:00 am, registration begins at 9:00 am. The property will be sold onsite at the Retail/Office/Multi-Use Building located at 200 Murphy Creek Rd, Blount Springs, AL 35079.

**Terms of Sale:** 10% down due on auction day with the balance due at closing within 30 days.

**Property Information:** Additional information is available on our website.

**Buyer's Premium:** A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

**Open House Events:** An auction representative will be available for property tours on October 15th, 22nd and 27th from 12:00 pm to 5:00 pm.

**Buyer Broker Participation:** Brokers are welcome. Please see [TargetAuction.com](http://TargetAuction.com) for details.

**Directions:** From Birmingham take I-65 North to Exit 287, take Hwy 31 North 3 miles to Property on Right at 200 Murphy Creek Road.





Private Lake with Waterfall • Clubhouse with Pool and Tennis Court  
Easy Access to I-65 & Birmingham • Designed by the Architects of Seaside

# THE Village at BLOUNT SPRINGS

450 ACRE PRIVATE GATED COMMUNITY



## Retail/Office/Multi-Use Building Selling ABSOLUTE (SALE SITE)

**200 Murphy Creek Rd** (Located at the Entrance to The Village) – This Beautiful 2402± SF Retail/Office Building Designed by Duany Plater-Zyberk with ADA Access and an Expansive Front Porch (405 SF) was Renovated in 2016 and Offers:  
**First Level** - Retail Space with 10 Foot Ceilings, Full Kitchen, Display Shelving, Private Office, Stone Fireplace, 2 Half Baths and Ample Storage.  
**Second Level** - 3 Offices (One with a Fireplace, Another with a Covered Porch (62 SF) over-looking the Waterfall & Lake), Reception Area and Full Bath



## 18 Residential Lots Selling ABSOLUTE

Eighteen desirable building lots are situated throughout the Village in prime locations. All of the lots are covered with beautiful woodland and many have views of the lake. Half of the properties have frontage on local parks, further enhancing desirability for future homebuilding and sales.

## 14 Commercial Lots Selling with Reserve

- Lots C5, C6, C7 are situated at the entrance to the Village and represent prime development parcels that, when combined with the adjacent Sales & Marketing Center, can form the nucleus for a new retail/commercial center.
- Lots C9, C10, C11 are a prime Lakeside Inn & Restaurant development opportunity. Located adjacent to the beautiful Blount Springs Chapel, these lots are high above the lake, with wonderful views and access to bountiful parkland and nature trails.
- Lots C12 through C19 are located on Main Street. These smaller parcels are ideally suited for boutique businesses, potential live/work sites, or as possible cottages for the future Lakeside Inn or Bed & Breakfast property.

## PROPERTY TOURS:

An auction representative will be available onsite for property tours at the Retail/Office/Multi-Use Building located at 200 Murphy Creek Rd on October 15th, 22nd and 27th from 12:00 pm – 5:00 pm.



*A beautiful place to call home...*

Blount Springs is unmatched in natural beauty with its private gated 450 acre community just 25 minutes north of Birmingham and 20 minutes south of Cullman. In 1989 The Village at Blount Springs was created amongst the limestone, sheltered by massive oaks, hickories, and beeches. Blue Hole Lake was dredged and deepened, and the dam across Mill Creek was built higher, producing a beautiful 7-acre lake for boating, swimming and fishing. The first section, originally referred to as Blue Hole Village, now consists of about 65 homes with one-of-a-kind designs.