

# ABSOLUTE AUCTION

15± ACRES ~ Covington Pike @ I-40, Memphis, TN 38128; PARCEL No: 088037 00005

**Online Bidding Available Now!**

**Daily Traffic 122,457**



View from I-40 East



**High Daily Traffic Count ~ means great possibilities and space for multiple billboards!**

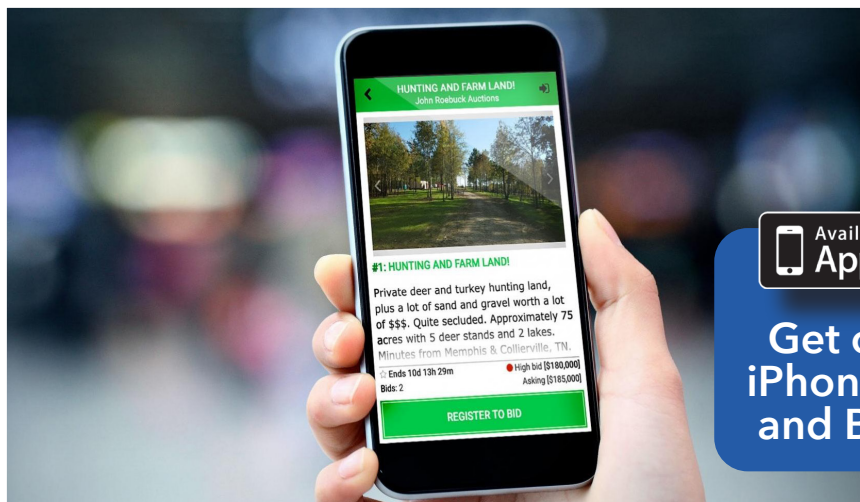
**Selling with No Reserve!**

**Selling Free & Clear of all Liens and Back Taxes with a Clear Title! As is, Where is!**

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

*All bidders must receive financial approval to bid online. 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. To register to bid online, please go to [johnroebuckauctions.com](http://johnroebuckauctions.com) to register for this auction. Upon receipt of your online registration, our office will contact you to begin the pre-approval process. Once you are approved to bid online you will be notified. If you have any questions I can be reached directly at 901-486-0839 or by email at [john@roebuckauctions.com](mailto:john@roebuckauctions.com).*

***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.***

***Suggested Opening Bid \$1000***

***The seller retains the right to accept any offer which would effectively end the bidding.***

***God bless and Good luck!  
John Roebuck***

- ***High Annual Average Daily Traffic Count - AADT : 122,457***  
***Great possibilities and space for multiple billboards***
- ***Suggested Opening Bid \$1000***
- ***Selling "As Is, Where Is"***
- ***Make an Offer Today!***

***Questions? Call John Today!***  
***901-486-0839***

*Please note: All images used from Google Earth and other sources are for illustrative purposes. These and the dimensions given are illustrative for this property and individual properties may differ.*

### **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.

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