

TO BE SOLD SUBJECT TO MINIMUM BIDS FROM \$10,000 TO \$110,000

202 ACRES

Exceptional Commercial/Residential Land,
Single Family Homes And Stable/Arena

Offered in 11 Tracts

Less than one mile from Highway 61 on Busy Goodman Road in Walls, MS



TO BE SOLD SUBJECT TO MINIMUM BIDS FROM \$10,000

OPPORTUNITY

This offering is extremely rare and final opportunity to buy development land, a single family home, stable with arena or, wooded acres along Goodman Road in unincorporated Desoto County. Whether you are searching for a homesites, single family home, equestrian property, commercial, residential development or wooded land, this is the time to buy. Located on busy Goodman Road – Highway 302 corridor less than one mile from Highway 61 and less than five miles to Interstate 55.

SINGLE FAMILY HOMES

TRACT C

7303 Goodman Road, Walls, MS
3,125 sf, 4 bedroom, 2 bath, with swimming pool on 3 acres. The home has been water damaged and requires renovation.

MINIMUM BID: \$40,000

TRACT G

6925 Poplar Corner Road, Walls, MS
1,514 sf, 3 bedroom, 2 bath, with large detached garage/workshop on 1.3 acres.
MINIMUM BID: \$85,000

STABLE

TRACT H

6965 Poplar Corner Road, Walls, MS
Stable and indoor riding arena on 52 acres. MINIMUM BID: \$50,000

Bidding Procedures

Bidders may bid for a single tract, any combination of tracts or the entirety. Bidding is via sealed bid auction with bids due no later than 2:00 p.m.- Central Time, on October 30 by electronic delivery. See Bidder's Information Packet for details.

Certified Funds Required to Bid

\$5,000 - \$15,000 – See Terms of Sale.

Inspection Opportunities

Land is available for inspection anytime. Inspection dates for the Stable - Arena and single family homes are on October 10,17 & 25. The times are: 11:00 am for the Stable and 1:00 – 3:00 pm for the single family homes.

Bidder's Information Packet

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to each of the properties, the auction and the Terms of Sale. The Packet will be available via email for \$10.00 per Tract or \$40.00 for all of the Tracts, at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

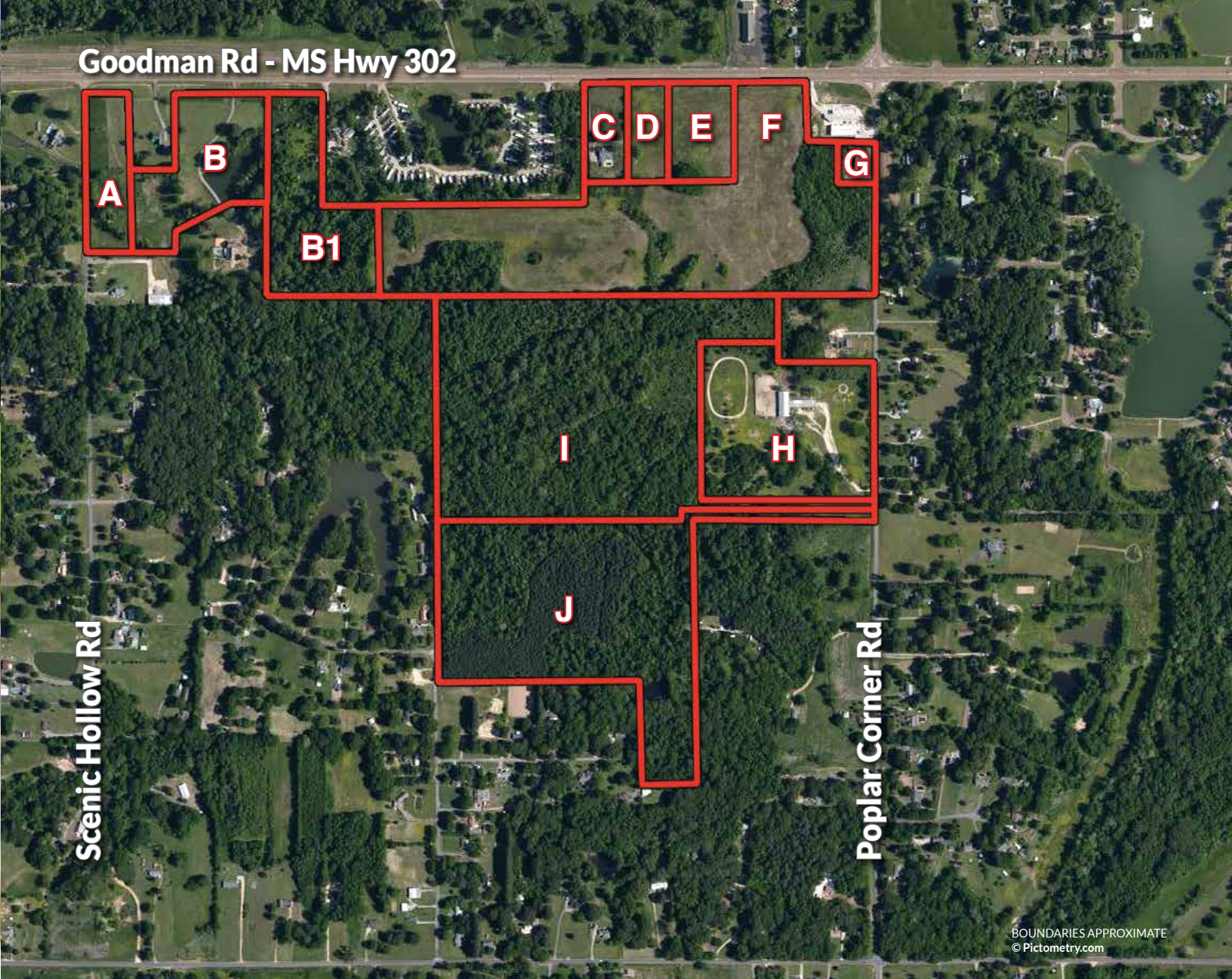
Terms Of Sale

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.

Buyer's Premium

A 10% buyer's premium will be added to the final high bid price per the Terms of Sale.

Goodman Rd - MS Hwy 302



BOUNDARIES APPROXIMATE
© Pictometry.com



Tract	Type	Location	Acres	Minimum Bid
A	Land	6980 Scenic Hollow Rd (Lot 31) 7870 Hollow Tree Rd (Lot 30)	4.88	\$15,000
B	Land	7844 Hollow Tree Rd (Lot 9.1) Goodman Rd (Lot 29)	11.49	\$25,000
B1	Land	Goodman Road	13	\$20,000
C	Home	7303 Goodman Rd	3.18	\$40,000
D	Land	7265 Goodman Rd W	3.20	\$10,000
E	Land	7171 Goodman Rd W	5.32	\$15,000
F	Land	Goodman Rd W	47.60	\$110,000
G	Home	6925 Poplar Corner Rd	1.31	\$85,000
H	Stable	6965 Poplar Corner Rd	21	\$50,000
I	Land	Poplar Corner Rd Access	52	\$110,000
J	Land	Poplar Corner Rd Access	39	\$80,000

Broker Participation Invited

A 2% Buyer's Agent fee based on the bid price will be paid by the seller to the Realtor®/broker whose properly registered buyer closes on the property. Refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

Agency Disclosure

Fine and Company, LLC is a licensed Mississippi Real Estate Broker and Renee Y. Jones is a licensed Mississippi Auctioneer.

Disclaimer

The Seller, Seller's Agent including Fine & Company LLC and their agents assume no liability for inaccuracies, errors or omissions in any auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, TAXES IN THIS AND OTHER MARKETING MATE-

RIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time. Any information regarding the Property provided by the Seller or the Seller's Agents is intended solely to provide interested parties with preliminary information only, is not a solicitation of offers and does not constitute an offer to sell. No investigation or review has been made as to the accuracy of any information provided by the Seller; though it is believed to be correct, it is not guaranteed. Some information furnished

is from outside sources deemed to be reliable, but is not certified as accurate. The delivery of any information shall not create any agency relationship between recipient and Seller's Agents, Auctioneer or its agents. Bidders are encouraged to conduct their own investigation pertaining to all matters concerning the property including inspections of the property and to review all information provided. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



AMERICA'S REAL ESTATE AUCTIONEER
REALTORS® | Auctioneers | Consultants

PO Box 1588, Deerfield, IL 60015

(312) 278-0600

www.fineandcompany.com



OCTOBER 30 • REAL ESTATE AUCTION

202 Acres of Exceptional
Commercial/Residential Land,
Single Family Homes, and
Stable/Arena

Don't miss this opportunity to other home builders who have recently developed along the Goodman Road - State Hwy 302 highway just west of the Goodman Road retail corridor and Interstate 55 - Located in unincorporated Desoto County.



Tract C



Tract G



Tracts I & J