



7 HOMES ON ADJOINING LOTS



**THURSDAY, JUNE 23
OXFORD, MISSISSIPPI**



**REDFIELD GROUP
AUCTIONS**





Don't miss this rare opportunity to purchase prime residential property this close to the University of Mississippi campus.

These Homes are located directly across Jackson Avenue from the Sorority Row entrance to Ole Miss. They are within easy walking distance of education buildings and sporting venues, only 700 yards from The Grove.

These homes on 7 adjoining lots have been owned by the same family for many years and are finally being offered for sale separately and in combination to the highest bidder/s by the Charles Wilkinson Estate. Several are currently leased and enjoy excellent income. Others are in need of work, addition or replacement.

Owner financing is available. Call 866-673-9270 or email info@redfieldgroup.com for information.

Given the location of these properties, this auction offers the opportunity of a lifetime to buy prime real estate at your own price.



AUCTION INFORMATION

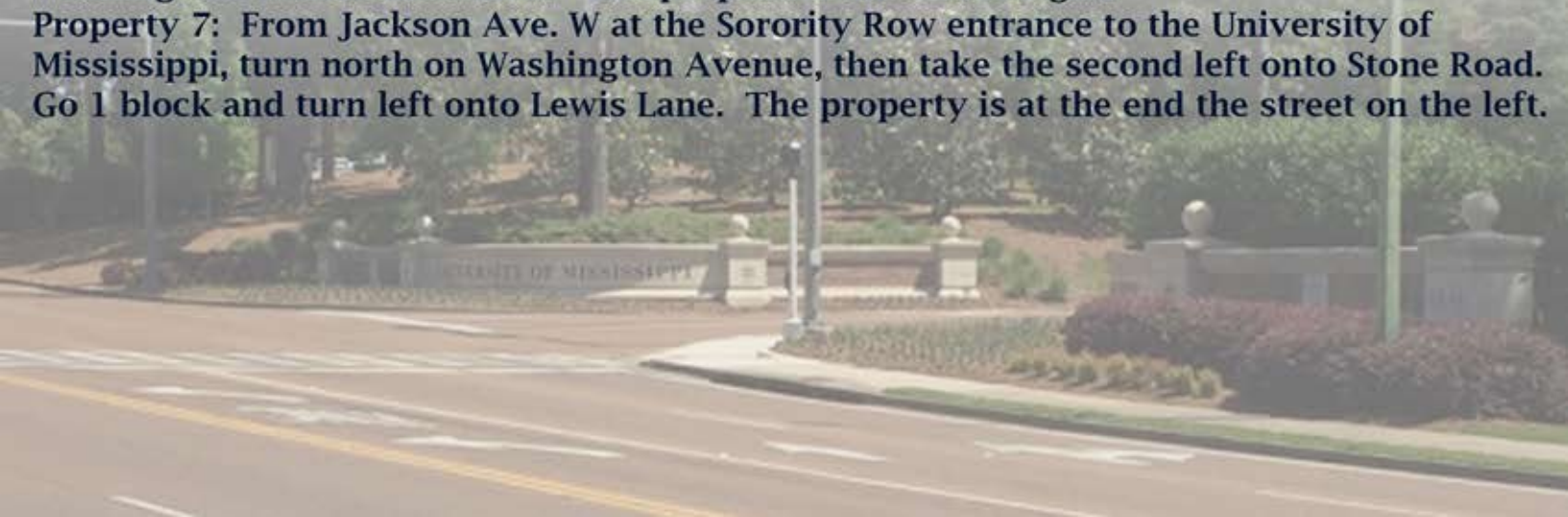
PROPERTY INSPECTION

The property is available for viewing from 10:00 am until 5:00 pm on June 8th, 15th, and 22nd.

PROPERTY DIRECTIONS

DIRECTIONS: Properties 1-6: From Jackson Ave. W at the Sorority Row entrance to the University of Mississippi, turn north on Washington Avenue, then immediately turn left on Washington Avenue Extension. The properties are on the right.

Property 7: From Jackson Ave. W at the Sorority Row entrance to the University of Mississippi, turn north on Washington Avenue, then take the second left onto Stone Road. Go 1 block and turn left onto Lewis Lane. The property is at the end the street on the left.





AUCTION REGISTRATION

To bid at the auction, you must first register and receive a bid number. A Bid Deposit in the amount of \$5000 per lot purchased will be required at registration and will be refunded at the close of the auction, or applied to the earnest money deposit, as appropriate. The Bid Deposit may be in the form of a certified check made payable to the bidder, or a personal or company check with a bank letter of guarantee.

AUCTION SALE SITE

Auction will be held at the Marriott Courtyard, 305 Jackson Ave, East, Oxford, MS, 38655, Avenue Ballroom. Registration will begin at 1:00pm and the auction will begin at 2:00pm.

AUCTION TERMS

A ten percent (10 %) down payment will be due immediately upon being declared the Buyer. The balance of the purchase amount will be due at closing within 45 days.

AUCTION FEE

A buyer's premium of 10% will be added to the successful high bid price to arrive at the total contract price paid by the purchaser.

BROKER PARTICIPATION

United Country -Redfield Group Auctions, Inc. encourages buyer broker participation and will pay a fee to the purchaser's Realtor/broker-subject to certain guidelines. Call 256-413-0555 or email info@redfieldgroup.com for details.

PROPERTY INFORMATION



ALL LOTS FEATURE BEAUTIFUL MAJESTIC TREES



PROPERTY 1

317 WASHINGTON AVE, EXT.



Unique brick exterior with striking steep roof, this 2 story Tudor features 3 or 4 bedrooms and 3 baths, with wood floors (mostly oak) throughout. Traditional 6 over 6 double hung wood windows add beauty while storm windows and 2 HVAC systems add energy efficiency. One bath has a charming claw foot tub and one a whirlpool tub. The large back yard has numerous mature trees and the front overlooks Ole Miss green space. The roof has just been replaced.

Currently Leased Until July, 2017. Lease will be assigned at closing.

PROPERTY 2

315 WASHINGTON AVE, EXT.



This charming brick rancher has three bedrooms and 2 baths. It features a large living room with oak floors and a great room with gas fireplace. There is also a dining room with oak floors and lots of windows overlooking the large heavily wooded, fenced back yard. The basement includes a den, wine cellar and garage. New roof.

Currently Leased Month to Month

PROPERTIES 3-6

307,309,311 & 313 WASHINGTON AVE, EXT.



Each of these homes has the same floor plan. They are 3 bedrooms, 1 bath with living room, dining room, kitchen and utility room. They all have solid oak floors, are well built and appear to be structurally sound.

Extensive upgrades would need to be made to occupy the existing structures. Complete replacement would depend on local codes and ordinances. Utilization of all or part of the existing structure may be more feasible.

Beautiful lots with lots of mature shade trees.

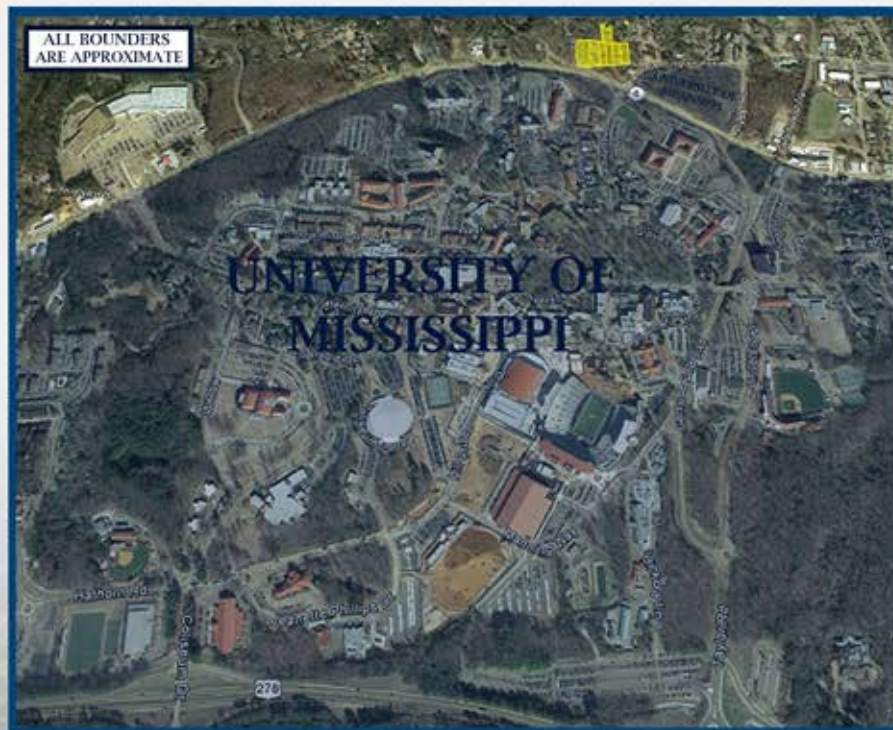
PROPERTY 7

310 LEWIS LANE



Neatly tucked in at the end of the street, this 4 bedroom, 2 ½ bath home features solid oak floors in most rooms. There is a large great room at the rear of the home with a wood stove and door to a nice shaded patio. There is an auxiliary building at the rear of the lot which includes a garage and large well finished room.

Currently Leased Month to Month



DISCLAIMER Information contained herein was derived from sources believed to be correct, but is not guaranteed. United Country - Redfield Group Auctions, Inc. is the selling agent only. It is the responsibility of the buyer and/or the Buyer's Agent or Broker to determine the accuracy of all measurements and specifications of property. In the unlikely event that the owner does not honor any bid or fails to close title in accordance with the winning bid or contract entered into with respect to this property, the Auctioneer or Auction Company will not be held responsible or liable in any way. Likewise, the Auctioneer or Auction Company will not be responsible if the property is unsatisfactory to the bidder in any way. A 10% Auction Fee will be added to the winning bid price. All property is subject to sale prior to auction. All measurements are approximate.



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