

AUCTION 10:15
SATURDAY • OCTOBER 25 • 2025
TWO COMMERCIAL PROPERTIES
9623 & 9639 U.S. Highway 431 | Owens Cross Roads, AL 35763

OPEN HOUSE
OCT 19TH
1 - 4 PM



Steve Carver, Auctioneer, 25 Years Experience
ALSL 1912
Associate Broker • Owner
1604 Gunter Avenue • Guntersville, Alabama 35976
Direct: (256) 571-6775
Cole Carver, Associate Broker • Phone 256-293-3840

DIRECTIONS:
Take Highway 431 North towards Owens Cross Roads, property is located on the Northbound side of Highway 431, look for signs.

TERMS & CONDITIONS:
Ten percent (10%) buyer's premium added to winning bids. Ten percent (10%) down auction day with balance due in 30 days. Personal Property to be paid in full on auction day.

DISCLAIMER & ABSENCE OF WARRANTIES:
In all transactions, the auctioneers are acting as agents for the seller. Information contained herein believed to be correct but not guaranteed. Announcements made auction day take precedence over all printed materials.

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Great commercial opportunity. Featuring a combined 425 Foot of Highway 431 Road Frontage. Metal building 4,000 +/- SqFt Heated and Cooled, Generac 22KW Generator, 13-Camera Security System. Brick building 2,500 +/- SqFt Heated and Cooled.

