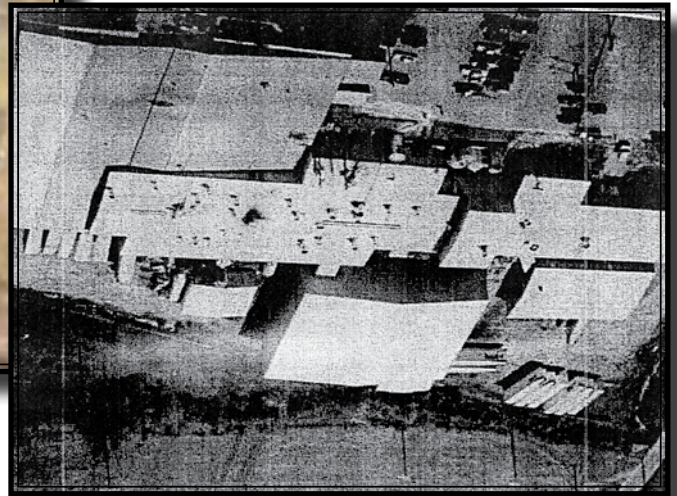




745 N. Division Street,  
West Point, MS.

(Dated Aerial Photographs)




**CRYE-LEIKE**  
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- \*Artex/Best Manufacturing/Warehouse Facility
- \*West Point, MS
- \***Absolute Auction with No Reserve!**



# ABSOLUTE AUCTION

## Artex/Best Manufacturing/Warehouse Facility

### 105,387 sq. ft. on 8.37 Acres

### West Point, MS

### January 15-Thursday-1:30 p.m.

**\*REALTORS/AUCTIONEER:**

Landis Foy (MS #244) Shirley Curry  
 Crye-Leike Auctions (MS #809f) Crye-Leike Realtors  
 6525 Quail Hollow, Memphis, TN 38120 2000 N. Gloster, Tupelo, MS 38804  
 901-756-8900 662-680-9355

**\*LOCATION OF SALE:** At subject property site at 745 N. Division Street, West Point, MS.

**\*TERMS OF SALE:** 25% of the high bid as earnest money on auction day with the balance due in full by on or before January 30, 2009, upon delivery of the special warranty deed from the seller. This is a cash sale with no loan contingencies. All bidders must have made definite arrangements for any required financing before becoming involved in the bidding process.

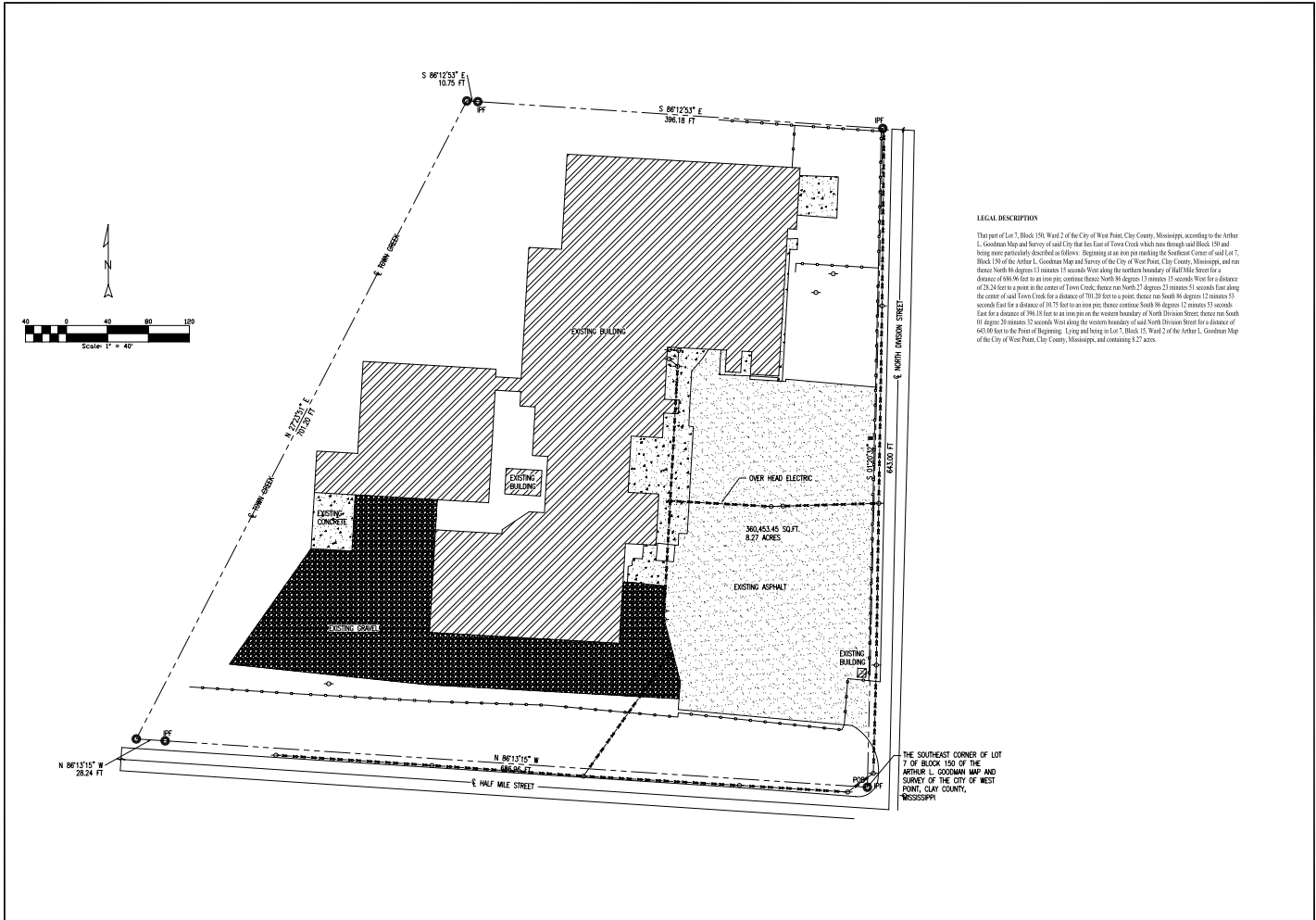
**\*ORDER OF SALE:** The property will be sold as one tract only.

**\*CONDITIONS OF SALE:**

- \*The property will be sold at absolute auction with no minimum sales price or reserve by the seller.
- \*No buyer's premium
- \*Auctioneer and Crye-Leike Realtors represent the seller. High bidder has no agency representation.
- \*The property is being sold "as-is, where-is" with no warranties or guarantees except that of clear title. A certificate of title prepared by Stone & Hayes, Attorneys At Law, from Columbus, MS, will be available on auction day or before upon request for all to peruse prior to the bidding.
- \*The high bidder will be required to sign a sales agreement immediately after the auction requiring specific performance by all parties.
- \*The current real estate property taxes will be prorated as per delivery of seller's deed.
- \*The information presented is deemed to be accurate but is not guaranteed. This information is not intended to replace any legal, real estate, investment, accounting, tax or other professional advice or service. Before using this information, please consult with a professional.

**\*REAL ESTATE INFORMATION:**

Take advantage of this unique opportunity to buy a large manufacturing/warehouse facility consisting of 19 offices, 11 docks, a guard house, and a parking lot and more all fenced with 105,387 square feet located on a corner lot in West Point, MS, on 8.37 acres. Located in the central portion of the city, the acreage is shaped as a slightly irregular rectangle with approximately 687 feet of frontage along West Half Mile Street and about 643 feet of frontage on the western right-of-way of North Division Street. All utility services are available to the property, and it is classified as Light Industry (I-1) by ordinance of the City of West Point. Approximately 14% of the square footage consists of a/c office space, and the interior ceiling clearances range from 8.5' in the offices to 25' in the warehouse portion. Rarely can anyone truly enter into the purest market place in existence where you can bid up to your opinion of the market value with the comfort of knowing you are competing only with the other buyers in the market and cannot possibly pay more than the current market value on auction day. Use your creativity and consider all of the many options for the use of this facility and seize the moment on January 15! Please also refer to [www.crye-leike.com/auctions/ms\\_auctions.php](http://www.crye-leike.com/auctions/ms_auctions.php)



**LEGAL DESCRIPTION**

That part of Lot 7, Block 150, Ward 2 of the City of West Point, Clay County, Mississippi, according to the Arthur L. Goodman Map and Survey of said City that lies East of Town Creek which runs through said Block 150 and being more particularly described as follows: Beginning at a iron pin marking the Southeast Corner of said Lot 7, Block 150 of the Arthur L. Goodman Map and Survey of the City of West Point, Clay County, Mississippi, and run thence North 86 degrees 12 minutes 15 seconds West along the northern boundary of said Block 150 Street for a distance of 686.96 feet to an iron pin, continue thence North 86 degrees 13 minutes 15 seconds West for a distance of 23.24 feet to a point in the center of Town Creek, thence run North 57 degrees 22 minutes 55 seconds East along the center of said Town Creek for a distance of 70.20 feet to a point, thence run South 86 degrees 12 minutes 55 seconds East for a distance of 10.75 feet to an iron pin, thence continue South 86 degrees 12 minutes 55 seconds East for a distance of 286.81 feet to an iron pin on the western boundary of North Division Street, thence run South 86 degrees 23 minutes 52 seconds West along the western boundary of said North Division Street for a distance of 650.86 feet to the Point of Beginning. Lying and being in Lot 7, Block 150, Ward 2 of the Arthur L. Goodman Map of the City of West Point, Clay County, Mississippi, and containing 8.27 acres.

**Dabbs Engineering Company**  
 PROFESSIONAL ENGINEERING - GEOTECHNICAL - SURVEYING - CONSULTING  
 1000 N. GLOSTER STREET, TUPULO, MISSISSIPPI 38804  
 TEL: 662-680-9355 FAX: 662-680-9356

**Best: Artex LLC.**  
**Crye Leike Realty**  
 West Point, Mississippi

PROJECT: ABSOLUTE AUCTION  
 DRAWING DATE: 1/15/09  
 PROJECT SHEET NO: 1503

1 OF 1