

# ABSOLUTE AUCTION



**Montgomery Motor Speedway  
Montgomery, Alabama**



**Thursday,  
November 18 • 1:00 PM (CT)**



**SITUATED ON 54<sup>±</sup> ACRES**

**1/2 MILE ASPHALT RACE TRACK • 1/8-MILE DRAG STRIP**



*Auctioneers of America's Premier Properties*



**The Montgomery Motor Sp**  
has become a southern highlight on a variety  
held a host of racing venues including: Late  
Legacy Cars, Mini-Sportsman, Cup Lite and

## 1/2 Mile Oval Paved Track Features:

Full containment walls • Paved pit road  
with stalls • Garage facility • Exceptional  
Sound System, Tower and 2 VIP Lounges

### Track Dimensions

- 1/2 mile • 3,000± ft. outside lane
- 2,700± ft. inside lane • 2,850± ft. favored groove • 60± ft. wide • Average speed, 85-90 mph



Crowd attendance at the Mont  
of racing continues to grow na  
excellent growth potential. Eas  
from across the southeast to th

## 1/8 Mile Dragstrip Features:

- 1/4 mile shutdown
- 40 ft. wide strip

### 1999-2000 Improvements

- Remodeled restrooms
- Updated timing equipment and sound system
- Additional steel fencing

**Speedway**

of racing circuits. The 2004 regular racing season Model, Super Stock, Pure Stock, Truck, Modified, Allison Winged Sprint Cars.



omery Motor Speedway increases as the sport ionally. With a seating capacity for approximately 4,500, this speedway has r access to Interstates 65 and 85 with potential revenue that can be garnered e state capital city's very own renowned motor speedway.

**Infield and Pit Area Includes:**

- New infield Inspection Bay Garage with tech equipment
- and Longacre computer scales • Drive-through bays • Concession area
- 2,000 and 1,000 gallon fuel tanks with two fuel pumps (leased)



• Pav

F P R I C E



## Montgomery Motor Speedway Highlights:

- State-of-the-art Musco lighting
  - Public parking area accommodates 2,000± cars
  - Paved pit road with 32 stalls and pit parking
  - Retaining walls with 15± ft. wheel fences
  - Office building
  - Luxury suites
- (Owner's suite seats 20± and VIP suite seats 45±)

E R V E

# AUCTION INFORMATION

Please contact the Auction Information Office for further details regarding the auction and the property.

**1-800-558-5464 • Fax: (256) 546-3311**

## AUCTION REGISTRATION & SALE SITE

A cashier's check in the amount of \$25,000.00 made payable to the bidder will be required to register to bid. Registration begins at 11:30 A.M. on auction day. Sale begins at 1:00 P.M. The auction will take place at the Embassy Suites Main Ballroom, 300 Tallapoosa St. Montgomery, AL. 36104.

## BUYER BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

## PROPERTY TOUR & ON-SITE OFFICE

An auction representative will be available beginning Monday, November 8th through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256-393-5893 during the above dates to schedule a tour appointment.

J.P. King is offering a Special Preview of the Speedway in action. The event is the Alabama 250 and Halloween Party on Saturday, October 30th gates open at 4 p.m. time trials at 5 p.m. and racing at 7:30 p.m. Please contact the Auction Information Office at 800-558-5464 to reserve your seat.

Visit Our Website

**[www.jpking.com](http://www.jpking.com)**

## INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at [www.jpking.com](http://www.jpking.com). Click on the "Upcoming Events" section, the "More Information" button and the "Property Information Package" button.

If you prefer, a printed version is available for \$35.00 plus \$15.00 for express delivery (Visa/Mastercard accepted). To receive a printed version, call the Auction Information Office.

## BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

## TERMS

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing.



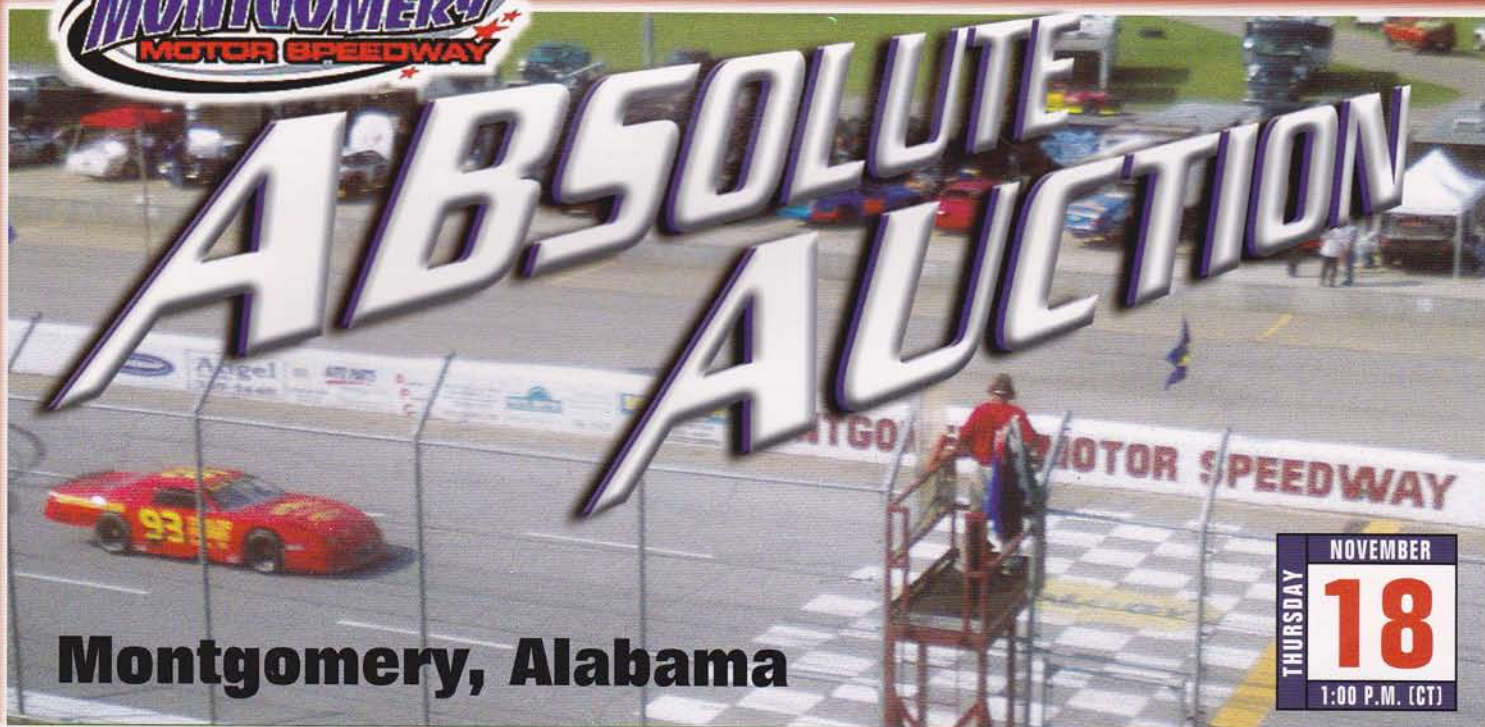
## DIRECTIONS TO PROPERTY

Travel I-65 to Exit 168 West. Proceed 2.6 miles to Ashley Rd., take Left. Go .07 of a mile to next light, turn Left on Old Selma Rd. Follow Old Selma Rd. 4.2 miles to Booth Rd., and turn Right. Main Entrance is .04 miles on Right (Gunter Hill Campground Sign) or travel on Hwy. 80 West and turn right on to Cantalou Rd/Co. Rd. 7. Proceed 4.8 miles to track on right. [Cantalou Rd. will turn into Booth Rd. after crossing Old Selma Rd.]





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**NOVEMBER**  
**THURSDAY**  
**18**  
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**SELLING  
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OF  
PRICE**



**NO  
MINIMUM  
NO  
RESERVE**

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