

ABSOLUTE AUCTION

SATURDAY • SEPTEMBER 11 • 10:00 AM

RAIN OR SHINE

3 ADJOINING PROPERTIES 3 BR, 2 BA HOME, A COMMERCIAL BUILDING & VACANT DEVELOPMENTAL PROPERTY

3969 EATON ROAD & 2720 W BROAD ST, BOTH IN COOKEVILLE, TN. 38501

FROM COOKEVILLE, GO WEST ON W BROAD ST (HWY 70N) TOWARD BAXTER FOR 4.4 MILES BEYOND S. WILLOW AVE. TO COMMERCIAL PROPERTY ON LEFT. CONTINUE 0.1 MILE TO EATON RD. TURN LEFT AND GO 0.2 MILE TO LAND AND HOME.



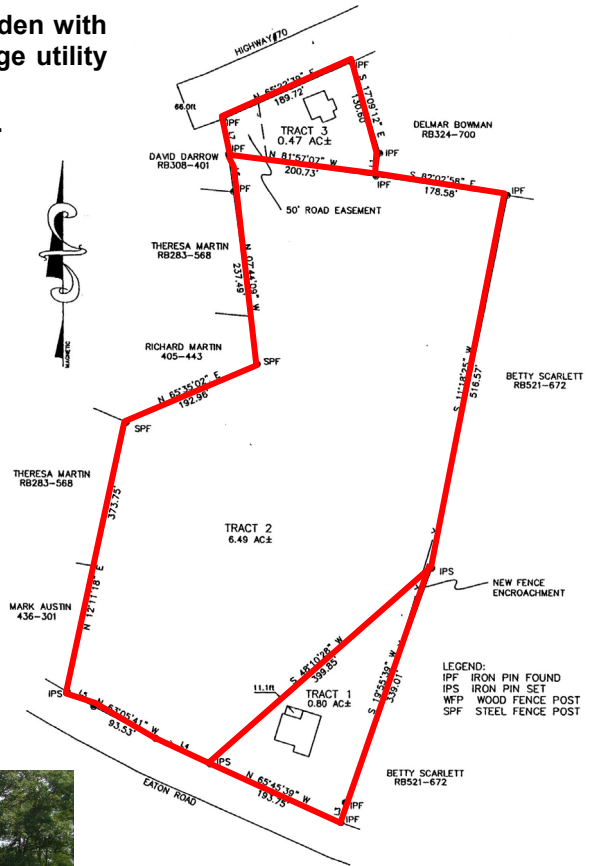
**OPEN HOUSE:
SUN • AUG 29TH
2:00 - 4:00 PM**

HOME: 3 bedroom, 2 bath home, carpet and vinyl floors, living room, den with large fireplace, kitchen, built-in china cabinet, cedar lined closets, large utility room with cabinets and wash tub, basement, 2-car garage w/ opener.

Personal property: Side-by-side refrigerator, washer, and dryer.



VACANT LAND: 6.49± acres fronting on Eaton Rd with 50' road access easement to W. Broad St. (Hwy 70N).



COMMERCIAL BUILDING:
5 rooms and full bath.
Upstairs efficiency apartment.

***** AUCTIONEER'S NOTES *****

Lots of possibilities with these properties for the home owner, investor, developer, and business person. This is one sale you will not want to miss!

FOR ADDITIONAL INFORMATION CONTACT JIM LYNN, AUCTIONEER @ 931-979-9698.

View complete auction details including pictures and survey at www.AuctionZip.com and use Auctioneer ID# 9222

TERMS: Real Estate: 10% of contract price down day of sale; balance due at closing within 30 days. Personal Property: Cash or check day of sale. 10% Buyer's Premium. Lead-Based Paint Disclosure: The property at 2720 W Broad was built before 1978 and may contain lead-based paint. The 10-day period for potential buyers to conduct a lead hazard assessment is the 10 days prior to the Auction date (September 1-10).



FIRST REALTY AUCTION

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