

# 2 AUCTIONS

SATURDAY • MAY 23

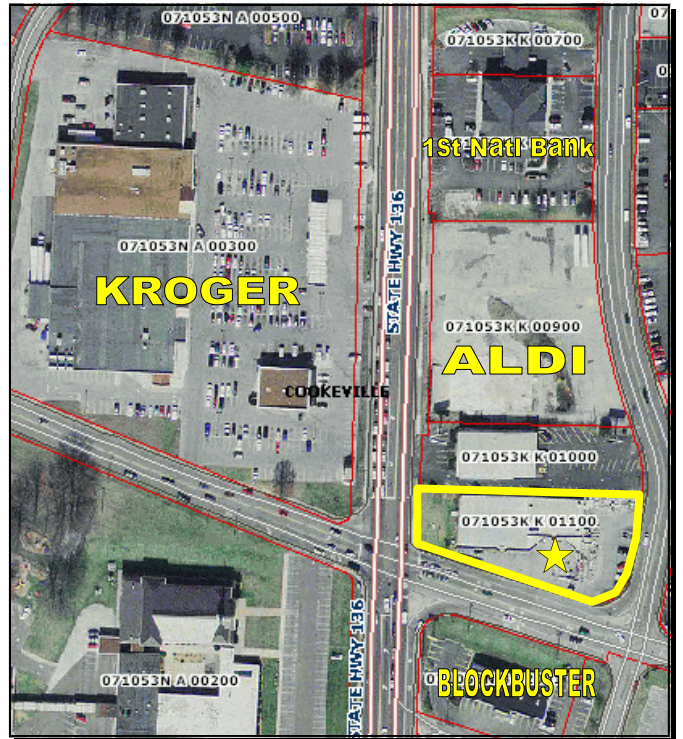
RAIN OR SHINE

**SALE #1 @ 10 AM: COMMERCIAL BLDG & LOT**

450 S. JEFFERSON ~ COOKEVILLE, TN



**17,800 SQ FT BUILDING  
w/ 3 ROAD FRONTAGES**



### \* AUCTIONEER'S NOTES \*

**LOCATION ! LOCATION !! LOCATION !!!**

WHAT ELSE DO I NEED TO SAY EXCEPT THAT THIS PROPERTY IS LOCATED ON ONE OF THE HIGHEST TRAFFIC COUNT AREAS IN COOKEVILLE (IF NOT THE HIGHEST!!). 3 ROAD FRONTAGES! EXCELLENT VISIBILITY!! OWNER IS MOTIVATED TO SELL!! INVESTORS, DON'T MISS THIS ONE.... THIS MAY BE THE BEST DEAL OF THEM ALL!!

**SALE #2 @ 11 AM: HOUSE & 15.73 ACRES**

5218 BOB LYNN ROAD ~ COOKEVILLE, TN

FROM PUTNAM COUNTY COURTHOUSE, WEST ON BROAD, NORTH ON HWY 135, RIGHT ON BOB LYNN ROAD, PROPERTY ON LEFT. SEE AUCTION SIGNS.



**HOUSE w/ 2 CAR GARAGE,  
LARGE BARN & 15.73 ACRES**



### \* AUCTIONEER'S NOTES \*

COULD BE A GREAT MINI FARM. OWNER IS DOWNSIZING AND IS MOTIVATED TO SELL. INVESTORS...BUILDERS...DON'T MISS THIS SALE! THIS MAY BE THE TRACT OR TRACTS YOU HAVE BEEN WAITING ON. PROPERTY WILL SELL IN 3 TRACTS WITH RE-GROUPING OFFERED.

FOR ADDITIONAL INFORMATION CONTACT AUCTIONEER BOB JOHNSON 931-265-3773

TERMS FOR BOTH SALES: 10% down day of sale; balance within 30 days at closing. No Buyer's Premium.



## FIRST REALTY AUCTION

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Visit our web site @  
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ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUSLY PRINTED MATERIAL. INFORMATION SUPPLIED BELIEVED TO BE CORRECT BUT NOT GUARANTEED.