

LARGE FARM AUCTION

SATURDAY • DECEMBER 20 • 10:00 AM RAIN OR SHINE

80.19 ACRES (IN 10 TRACTS) BRICK HOME • BARN • POND • CREEKS

3828 SHEPARDVILLE ROAD ~ BLOOMINGTON SPRINGS, TN *JACKSON CO.

From I-40 Exit # 280 Baxter / Gainesboro, take Hwy 56 North for 6.4 miles, Left on Shepardsville Rd. Hwy 290 West, go 3 miles, property on left. -OR- From Willow Ave / Hwy 290 West (Gainesboro Grade) at TN TECH Hooper Eblen, follow Hwy 290 West for 8.4 miles, Left on Hwy 56 South for 1.2 miles, Right Shepardsville Rd. See Auction Signs.

AUCTIONEER'S NOTE: Great Location!! Easy access to I-40, Baxter, Cookeville or Gainesboro! Great property for mini farm, or buy all for a large farm already fenced and gated. Property fronts Shepardsville Rd and Jackson Cemetery Rd. Old logging roads on property to drive to bottom section with 4 wheel drive vehicle.

TRACT #1 is 3.09 acres, septic, water, electric (trailer might be removed prior to auction); borders creek. **TRACT #2** is brick home with 4.55 acres, creek, 4 bedrooms, 1 bath, living room, large kitchen on main level, finished basement with bath, family room, extra bonus rooms. **TRACT #3** is 5.52 acres, creek. **TRACT #4** is 1.47 acres, barn. **TRACT #5** is 1.63 acres. **TRACT #6** is 2.86 acres. **TRACT #7** is 11.24 acres, creek. **TRACT #8** is 19.92 acres, creek, barn, pond. **TRACT #9** is 17.47 acres, creek. **TRACT #10** is 12.43 acres, possible creek.



OPEN HOUSE:
SUNDAY
DECEMBER 7TH
NOON - 3:00 PM



AUCTION REFERRAL: MAXINE SMITH - AGENT

Terms: All real estate as-is, 20% down day of sale, balance due within 30 days, 10% Buyer Premium added to final bid for contract price, no contingencies, inspect prior to sale to satisfy yourself before bidding. Go to www.firstrealty.net, click on 'auctions' for more photos.

Call
The
Auction
Lady!



Regina D. Malone Auctioneer TAL 4203
MOBILE: 931-529-4042 HOME: 931-525-1271

1st
REALTY
AUCTION

F1RST REALTY AUCTION

472 E. Spring Street ~ Cookeville, TN 38501
TEL: 931-520-SOLD (7653) 1-800-948-3728

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUSLY PRINTED MATERIAL OR VERBAL STATEMENTS
INFORMATION SUPPLIED BELIEVED TO BE CORRECT BUT NOT GUARANTEED.