

Missionary Ridge Ranch on Basement Plus Adjacent Lot 3 BR/3BA, approx. 2700 sq./ft., great views!



Date:	February 9, 2008
Inspection Time:	February 3 and 8 – 2-5 p.m.
Location & Directions:	2201 Old Ringgold Rd., Chattanooga, TN 37404 Directions: I-24 to Germantown Exit, South on Germantown, Right on Ringgold Rd., turn onto Old Ringgold Rd. at S. Seminole, left on Old Ringgold to S. Crest, then right on Crest, and left on Old Ringgold, 2 nd Drive on Left. Watch for signs!
Description:	3 BR/3BA FULL BRICK RANCH ON BASEMENT PLUS ADJOINING VACANT LOT (TO BE OFFERED SEPARATELY)! WONDERFUL VIEWS FROM

MISSIONARY RIDGE!

Don't miss out on this charming full brick home atop Missionary Ridge in Chattanooga, Tennessee! It features: 3 bedrooms, 3 baths, approximately 2,700 sq. ft., cedar-lined closets, tiled baths, lots of updates, split bedroom plan, fully finished daylight basement with a rec. room, an extra large lot with fencing, brick patio and walkway, huge driveway with lots of parking area, private, park-like setting. Tremendous fall/winter views of Chattanooga and Lookout Mountain!

The adjacent vacant lot (121 x 225) has a great view and will be offered separate from the home.

Personal Property to be sold includes: Household furnishings, Tables, Desk, China Cabinet, Sofa and Chaise, Server, Refrigerator, Tiller, Lawn Mower and More!

Terms:

- **REAL ESTATE – 20% down payment non-refundable day of sale. Earnest money may be cashier's, business or personal check with a bank letter guaranteeing funds, payable to Crye-Leike, Realtors. Balance due at closing within 30 days.**
- **PERSONAL PROPERTY – Cash or good check day of sale. No credit or debit cards will be accepted. Must be paid in full day of sale.**
- **BUYERS PREMIUM – A buyers premium of 10% will be added to the successful bidder's high bid to determine the total contract price. Buyers premium applies to all real & personal property.**
- **CLOSINGS – The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.**
- **TITLE X – Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period.**
- **DISCLAIMER – All property sells as is, where is, with no warranties either written or implied. Any announcement from auctioneer on day of sale will take precedence over any other statements, either written or oral.**
- **All information included herein was derived from sources believed to be correct, but is not guaranteed.**
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**For More Info
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