

Absolute Auction

Approximately 45 Acres Choice Acres



Date:	Saturday January 24, @ 10:00
Location & Directions:	299 Woods Rd. Portland TN. Directions: From Downtown Nashville take I-65 to Exit 117. Go East on 52 0.4 Mi. Turn Left on 31W. Go 3.3 Mi & Turn Right on 109. Go 1.5 Mi & Turn Left on Woods Rd. Go 0.7 Mi - Property is on the Left.
Description:	Real Estate: This prime piece of property is beautifully level to gently rolling with over 1600 feet of county road frontage. This would make a great place to build your dream home, possibly develop, or just hang onto for investment. The possibilities are endless. It is fenced and cross fenced with a nice 16x85 run-in shed. There is a pond on the property. City water and gas are at the street, and there are restrictions against mobiles and modulares. NOW is the time to BUY!! So if you have been looking for a wonderful property to buy at YOUR price, then look no further. Selling regardless of weather so make your plans to attend. Don't Miss It!! BE THERE!!

Terms: Terms: If you are the successful bidder you will be required to put down a 10% NON-REFUNDABLE deposit as earnest money and sign a sales contract. Balance will be due at closing within 30 days. Make all financial arrangements prior to the sale. Seller will furnish a general warranty deed and title insurance. Taxes will be pro-rated at closing.

ATTENTION!! A 5% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH THE CONTRACT PRICE.

A 3% referral will be offered to a licensed agent who pre-registers the final bidder 24 hours in advance and is present at the sale. NO EXCEPTIONS!!

Agent must go to: www.TimBrewerAuctions.com, click on "Real Estate Agents" then click on "Bidder Registration" fill out the form completely and accurately, and then click "submit." It will be the responsibility of the agent to be sure that the auctioneer has received the registration.

Referring Agent: Referring agent: David Faulkner Crye-Leike Hendersonville

**For More Info
Contact:**

Tim Brewer

Vice President CRS-GRI-SRES

Crye-Leike's # 1 Auctioneer

383 Johnny Cash Pkwy

Hendersonville TN. 37075

615 424-9711 or 615 824-8008 Ext.2531

www.TimBrewerAuctions.com

Email: Tim@TimBrewerAuctions.com



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