

32.80 Acres Commercial - Old Timer Log Homes and Supply

ABSOLUTE AUCTION

Date:	SATURDAY DECEMBER 5TH 2009 10:00AM
Location & Directions:	<p>Old Timer Log Homes and Supply 1901 Logue Rd Mt Juliet Tn 37122</p> <p>From Nashville I-40 East to S. Mt Juliet Rd. (Exit 226A) South to (left) Central Pike to (right) Logue Rd to Property at 1901 Logue Rd.</p>
Description:	<p>Front log home 2800 SqFt 9 rooms 2 Baths-- Second Log Office 2700 SqFt -- Log Mill office 1600 SqFt -- Log Break Room 1300 SqFt Large Warehouse -- Misc Buildings -- Large Storage Areas -- 32.8 Acres Zoned Commercial -- Log Home Sales and Mill Company</p> <p>20+ Buildings / Commercial Zoning</p>
Terms:	<p>SALE DATE TERMS: High Bidder pays 10% non-refundable deposit and sign purchase contract, Contact auctioneer for auction terms that are tailored to your needs. Balance due day of deed. Auction Terms Available</p> <p>Title: Seller to provide Purchaser with Title Insurance at closing. Possession: Day of Deed. Closing Date: Closing to be on or before December 30th 2009 unless arrangements are made before final bid. Taxes: Taxes will be pro-rated as of day of deed.</p> <p>ALL REAL PROPERTY IS SOLD AS IS WHERE IS</p> <p>Non-Qualifying Auction Bank Terms Provided By: Wilson Bank & Trust</p> <p>Terms for improved lots are as follows: 30% cash down payment. Balance to be amortized over 10 equal annual principal payments, interest payable quarterly, at 6.00 % adjusted annually to prime plus 1%. There is a \$350.00 origination fee.</p> <p>These are non-qualifying bank terms subject to the following: the required down payment: buyer completing a credit application: buyer not being in bankruptcy: the note will be secured by a first mortgage deed of trust on the property: terms are available to individuals, not corporations: a trustee must have a satisfactory trust</p>



All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.
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agreement. There will be a \$250.00 origination fee on each loan and there is no prepayment penalty. Any loan of \$250,000.00 or more will require an appraisal. The loan will then be based on the appraisal or the purchase price; whichever is the smaller of the two.

**Contact John Foster @ Wilson Bank & Trust Gladeville
615-443-6522**

Referring Agent: Crye-Leike Auctions will pay 1% referral to any Realtors that register a client before 5:00 PM Day before auction and represents said client at auction. Realtors client must be winning bidder of real property

**For More Info
Contact:**

**AUCTIONEER
BOB LANNOM
615-804-1341**



**AUCTIONEER
BRANDON GUNNELS
615-830-9635**

ALL INFORMATION BELIEVED ACCURATE HOWEVER NOT GUARENTEED

See next page for pictures...



ABSOLUTE AUCTION

1901 Logue Rd

Mt Juliet Tn 37122

32.80 Acres Commerical

SATURDAY DECEMBER 5th 2009 10:00AM



Mill Office



Front Sales Office



Office Building

20+ BUILDINGS COMMERCIAL ZONING

Front log home 2800 SqFt 9 rooms 2 Baths-- Second Log Office 2700 SqFt -- Log Mill office 1600 SqFt -- Log Break Room 1300 SqFt

Large Warehouse -- Misc Buildings -- Large Storage Areas -- 32.8 Acres Zoned Commerical -- Log Home Sales and Mill Company



SOLD AS IS WHERE IS NO WARRANTIES GIVEN OR IMPLIED

Directions: From Nashville I-40 East to S. Mt Juliet Rd. (Exit 226A) South to (left) Central Pike to (right) Logue Rd to Property at 1901 Logue Rd.

SALE DATE TERMS: Winning Bidder pays 10% non-refundable earnest money deposit and sign purchase contract
Contact auctioneer for auction terms that are tailored to your needs. Title: Seller to provide Purchaser with Title Insurance at closing. Possession: Day of Deed. Closing Date: Closing to be on or before December 29th 2009 unless arrangements are made before final bid. Taxes will be pro-rated as of day of deed.

Non-Qualifying Auction Financing Options Available!



Agent Participation Invited with Pre-Registered Buyers

AUCTIONEERS

BOB LANNOM BRANDON GUNNELS
615-804-1341 615-830-9635

50+ Years in the Real Estate Auction Business

For More Information Visit



MT. JULIET - 754-8999

FIRM LICENSE 1473

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