

# AUCTION Private 10.42 Acre Log Home Estate

<b>Date:</b>	<b>SATURDAY DECEMBER 5<sup>TH</sup> 2009 11:00AM</b>
<b>Location &amp; Directions:</b>	<p><b>1600 Logue Rd</b> <b>Mt Juliet Tn 37122</b></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 1600 Logue Rd.</p>
<b>Description:</b>	<p>Beautiful Log Home in the Woods--Greatroom with Stone Fireplace-- Large Kitchen with lots of windows up-graded cabinets island--4 bedrooms on main level-- Large Master with trey ceiling and private Bath--Front and Back Porches-- Car port-- Large basement with rec room and 2 Bedrooms/Office--View of Pine Creek Golf Course-- 10.42 Private Acres—4300+ Sqft</p> <p>A Must See Home!!!</p> <p>Pre-Auction Offers Welcomed</p> <p>Absolute Auction of 32.80 Acres at 10:00am Day of Sale</p>
<b>Terms:</b>	<p><b>SALE DATE TERMS:</b> 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><b>Title:</b> Seller to provide Purchaser with Title Insurance at closing.  <b>Possession:</b> Day of Deed.  <b>Closing Date:</b> Closing to be on or before December 30<sup>th</sup> 2009 unless arrangements are made before final bid.  <b>Taxes:</b> Taxes will be pro-rated as of day of deed.</p> <p>ALL REAL PROPERTY IS SOLD AS IS WHERE IS</p> <p><b>Non-Qualifying Auction Bank Terms Provided By:</b>  <b>Wilson Bank &amp; Trust</b></p> <p><b>Terms for improved lots are as follows:</b> 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</p>



available to individuals, not corporations: a trustee must have a satisfactory trust 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**

**Agent Referral:** 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 photos...**



# AUCTION

**4300+ SqFt LOG HOME  
1600 LOGUE RD  
MT JULIET TN 37122  
10.42 PRIVATE ACRES**

**SATURDAY DECEMBER 5th 2009 11:00AM**



**PRIVATE 10.42 ACRES LOG HOME ESTATE**

**Beautiful Log Home in the Woods--Greatroom with Stone Fireplace-- Large Kitchen with lots of windows up-graded cabinets island--4 bedrooms on main level-- Large Master with tray ceiling and private Bath--Front and Back Porches-- Car port-- Large basement with rec room and 2 Bedrooms/Office--View of Pine Creek Golf Course--10.42 Private Acres--A Must See Home!!!**



**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 1600 Logue Rd.**

**SOLD AS IS WHERE IS NO WARRANTIES GIVEN OR IMPLIED**

**32.8 Acres sold at Absolute Auction @ 10:00AM**

**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 30th 2009 unless arrangements are made before final bid. Taxes will be pro-rated as of day of deed. 2008 taxes \$2145.00 per year.**

**Non-Qualifying Auction Financing Options Available!**

**WILSON  
Bank & Trust**

**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**

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