

At Auction

Nice Rustic Style Home on 1.59 Acre Lot PLUS and additional 17.4 Acres being sold separately



Date:	August 7, 2010 at 10:00 AM
Inspection Time:	August 7, 2010 at 8:00AM until 10:00AM
Location & Directions:	351 Shadybrook Lane Clarksville, TN 37040
Description:	<p>Directions: From Nashville Take I-24 West toward Clarksville to Exit 4 (US-79 N/TN-13 N) go approximately 5 miles, then Right onto Shadybrook Rd. This great property will be on the Left.</p> <p>Real Estate: Home: Lots of Charm* 4 Bedrooms 2 Baths* Tile Floors on main level* Lovely balcony off upstairs bedroom* Several Outbuildings* Barn* Large Concrete block dog kennel* Gorgeous Little Log Cabin* Only 5 minutes to Wal-Mart and I-24. Land: Prime Choice Acres* Level to gently rolling* creek* awesome hunting* great for development* several great building spots.</p>

Terms:	<p>There will be a 5% Buyer's Premium added to the final bid to establish the contract price.</p> <p>Successful bidder will put down 10% NON-REFUNABLE deposit and sign a sales contract. Balance due at closing within 30 days. Make all financial arrangements prior to the sale. Seller will provide a general warranty deed and insured title.</p>
Referring Agent:	Jim Phillips Crye-Leike Clarksville St Bethlehem
For More Info Contact:	<p>Tim Brewer, Auctioneer</p> <p>(615)424-9711</p> <p>Tim@timbrewer.com</p>



All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.
 Crye-Leike Firm License Numbers: TN License #2774 - MS License #809F; #1473, #3758, #4923; #ACNR002328