

HOME • 0.74 AC LOT

Fantastic Location • Close to Hwy 111

Near Dale Hollow Lake

A 3 bedroom 1 bathroom handyman special. This home offers 1,250 +/- sqft of living area on the main level plus an unfinished walk out basement. The home will need repairs to bring it "back to it's glory," but should not be overlooked due to the lot and location. It has a nice, level lot with some mature shade trees and has a recent survey.

For More Details visit
eagleauctions.com



**AMONETT'S EAGLE
AUCTION & REALTY** LLC

117 S. Jefferson Ave., Cookeville, TN 38501
931-526-5335

TNF 6105 KY 2965 IN AD1120022   

www.eagleauctions.com

Terms: 10% Buyers Premium. 15% Deposit with balance due in 30 days. 2019 Taxes Prorated. Home built prior to 1978, buyer to sign a 10 day waiver inspection for lead base paint. All Property sells "As Is, Where Is" both surface and subsurface with no warranties having invited Bidders to inspect the Property prior to bidding.

Online Only Absolute Auction

STARTS: THUR. JUNE 13, 12 NOON
ENDS: THUR. JUNE 27, 12 NOON



1159 Lovelady Rd., Byrdstown, TN

LEE J. AMONETT • BROKER/AUCTIONEER • 931-252-1907

PEOPLES BANK AND TRUST COMPANY OF

PICKETT COUNTY

**159 LOVELADY ROAD
2ND CIVIL DISTRICT
PICKETT COUNTY, TN**

TOTAL ACRES: 0.74

DATE: 22 APRIL 2019

DEED REF: BOOK 163 PAGE 467

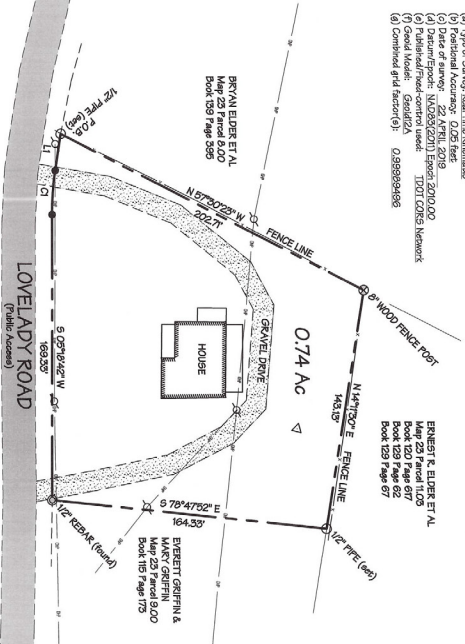
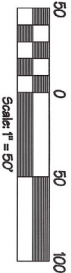
MAP 23 PARCEL 9.01

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn, under-
stood and derived from an actual GPS survey made under my supervision
and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 22 APRIL 2019
- (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
- (e) Published/Field-control use: IDOT CORS Network
- (f) Good Model: Geoid12A
- (g) Combined grid factor(s): 0.989898486

LEGEND	
	WELL
	FENCE POST
	1/2" PIPE (s&s)
	ROAD
	REBAR (round)
	POWER POLE



BRYAN EIDER ET AL
Map 23 Parcel 8.00
Book 139 Page 395

ERNEST R. EIDER ET AL
Map 23 Parcel 1.05
Book 120 Page 617
Book 129 Page 62
Book 129 Page 67

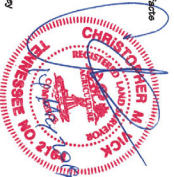
ERNEST GERIFIN &
MARY GERIFIN
Map 23 Parcel 8.00
Book 115 Page 175

Note: The point of beginning is located S 38°59'27" W
6.25 feet from a power pole.

Note: Every document of record reviewed and
considered as a part of this survey is noted hereon.
This survey is prepared from the current deed of
record and does not represent a title search or a
guarantee of title and is subject to any state of facts
that a current accurate title search will reveal.

Note: The plat drawn hereon is subject to
regulatory authority and is subject to change
according to physical evidence, (i.e. blightlines,
political lines, roads, lakes, ponds, inlets of
ownership, etc.)

I hereby certify that this is a category II & V survey
and that the date of precision of the unadjudged
survey is at minimum 1/2500 as shown hereon and
has been performed in compliance with current
Tennessee Minimum Standards of Practice.



LINE BEARING	DISTANCE
Q1	175.00'
Q2	265.20'
Q3	261.97'
Q4	164.33'
Q5	169.33'
Q6	261.97'
Q7	265.20'
Q8	175.00'

This is a boundary line survey. There is absolutely
no certification made as to the existence or
non-existence of the following: wetlands easements
or rights-of-way unless otherwise noted hereon;
sub-surface utilities or streams above ground
utilities other than those which are clearly shown
and labeled as such hereon; buildings, structures,
ponds, lakes or streams other than those which are
clearly shown and labeled as such hereon; flood
areas or designated flood zones unless otherwise
noted or any and all other land features that could
be deemed topographic.