

ABSOLUTE AUCTION

**Saturday
December 17, 2022
10:00 AM**

11985 CENTRAL PIKE, MT. JULIET, TN 37122

Directions: From I-840 take exit 72 for TN-265/Central Pike, go .1 mile, turn left at traffic light to stay on TN-265/Central Pike, go 3.1 miles. From I-40 at Mt. Juliet take exit 226 for TN-171 S/S Mt. Juliet Road, head south for 1.3 miles, turn left onto TN-265/Central Pike, go 3.8 miles. Watch for signs!!!

**29 ROLLING ACRES • 5 ACREAGE ESTATE TRACTS
3 BEDROOM - 2 BATH HOME**



29 Acres, carefully surveyed and divided into 5 Acreage Estate Tracts. All tracts front Central Pike, have utility water available at the road, soils tested for septic system (details sale date) and restricted to 1600 sq. ft. minimum site build homes. No mobile or modular homes. Land lays level to rolling, open fields and some wooded areas. Excellent Building Sites.

Tract 1C: 5.03 Acres Improved with 3 Bedroom, 2 Bath Home, partially finished basement. Ready for Rehab.

Tract 1A: 7.08 Acres

Tract 1B: 5.06 Acres

Tract 1D: 6.98 Acres

Tract 1E: 5.67 Acres

UTILITY WATER • SOILS TESTED FOR SEPTIC • OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE

*Being sold under order of Chancery Court of Wilson County, Tennessee, Case No. 2021-CV-296,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction*

Call Jay White at 615-308-4421 or Helene Singer Cash at 615-627-8487 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2022 property taxes will be prorated to date of deed; possession given with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date. BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309

AJ **AGEE & JOHNSON**
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com