



**JAMES R. CASH**  
Auctions & Real Estate  
"The Selling Machine"



**SUNDAY NOVEMBER 20TH**  
**AT 1:00PM**



**2 HOMES, SHOP W/LIVING & OFFICE SPACE, POND & PAVILLION ON 8 ACRES!**

# ABSOLUTE REAL ESTATE AUCTION

1873 Francis Ferry Rd. | McMinnville, TN



**Well Constructed Brick Home**  
In Warren County Tennessee  
Tremendous Location To Call Home!

**A Peaceful & Beautiful**  
**Park Like Setting With Pond & Gazebo**



**You Won't Find  
A Setting  
With This Much  
Character Anywhere!**



**SCAN QR CODE ON  
YOUR SMART PHONE**

**ONLINE BIDDING AVAILABLE**

**FOR QUESTIONS ABOUT THIS PROPERTY  
CONTACT JAY CASH, AUCTIONEER**



**JAMES R CASH, AUCTIONEER | License #6112 | Auction Terms:** \$25,000 Down Day Of Sale, Balance Due In 30 Days. 10% Buyers Premium Applies To Final Bid. To Final Bid. Property Taxes Pro Rated. Guaranteed Clear Title. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lines On Aerial Plats Show Only The Relative Locations Of The Tract Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.

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**615.785.8982 www.JamesRCash.com**







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## Main Home - One Level Featuring 3 Bedrooms & 3 Bathrooms

2,200 ± Sq. Ft. Waiting For Your Refreshing Touches!



## Second Home - One Level Guest House, Renovated - 3 Bedrooms & 1 Bathroom

Central Heat & Air System, Many Upgrades Throughout



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