

Saturday, December 2nd - 10:00 A.M.
The Yoder Family Estate - Near Paris, Tennessee

Just West Of Paris Along Hwy 54, Take Anderson Road 1/2 Mile!
 Fronting Anderson Road - Briarpatch Lake Road - Hathaway Road

Selling With A New Survey!!
See Plat For Exact Boundaries & Dimensions

IRRIGATED - INCOME PRODUCING
The BEST Of The BEST
F A R M L A N D
 Zimmatic System - Well Is Located On Tract 1

474.34 Acres

In 9 Tracts And In Combinations

Phenomenal Recreational Property!
Fantastic Hunting - Parklike Quality Trails
 2 Hunting Houses Over Looking Food Plots -
 Beautiful Spring Water - Fishing
Check Out The Trails On Our Website - See Survey!
 Deer - Turkey - Small Game - Beautiful Trees
Abundance Of Good Marketable Timber
Come Make Your Own Timber Cruise

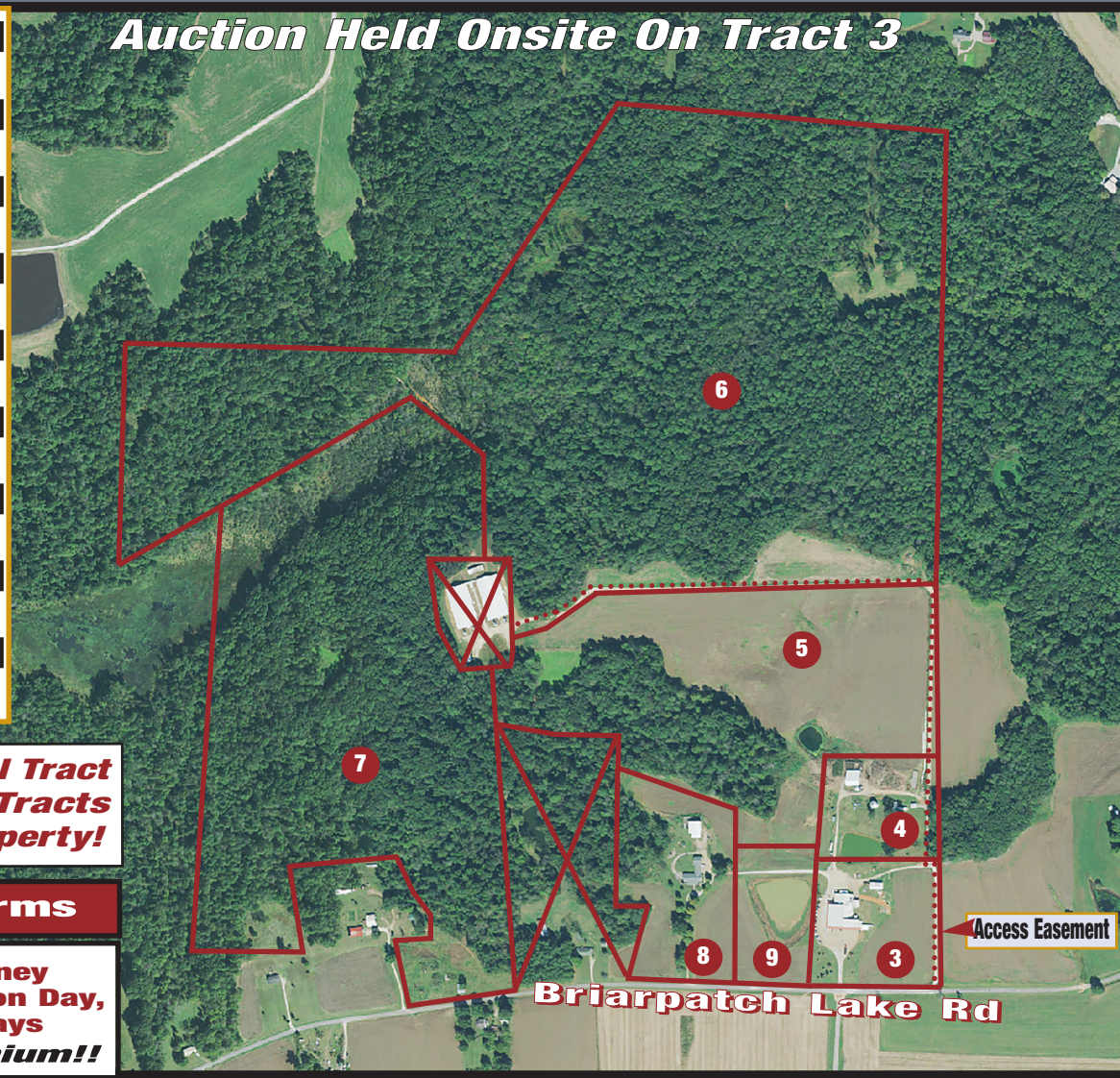


Spacious Brick Home - Pole Barn - Outbuilding "Tract 8"
 Well Constructed Home Over 6,000 Square Feet - Situated On 9.916 Acres
 8 Bedrooms - 4.5 Baths - Great For A Home - Lodge - Event Venue
 Open Family Room With Fireplace - Kitchen With Lots Of Cabinets
 Fantastic Master Suite - Laundry Room - Garage - Full Basement
 Recently Updated - New Flooring - Paint - Landscaping - Central System New In 2020
SHOWN BY APPOINTMENT - CALL FOR A PRIVATE TOUR!



- TRACT # 1**
163.093 ACRES
- TRACT # 2**
33.925 ACRES
- TRACT # 3**
6.689 ACRES
- TRACT # 4**
6.797 ACRES
- TRACT # 5**
43.523 ACRES
- TRACT # 6**
134.858 ACRES
- TRACT # 7**
70.435 ACRES
- TRACT # 8**
9.916 ACRES
- TRACT # 9**
5.101 ACRES

Auction Held Onsite On Tract 3



Buy Any Individual Tract
Combinations Of Tracts
Or The Entire Property!

Purchase Terms

10% Earnest Money
Deposit Down Auction Day,
Balance In 30 Days
No Buyer's Premium!!



Multi Use Commercial Building - Support Buildings "Tract 3"
 Over 13,000 Square Feet - Situated On 6.689 Acres
 Over 11,000 Sq Ft Of Workspace - Concrete Floors
 Upper And Lower Offices - Staff Lounge - Living Quarters
 Central HVAC, Natural Gas - Public, Staff And Private Restroom Facilities
SHOWN BY APPOINTMENT - CALL FOR A PRIVATE TOUR!

jamesrcash.com
For Survey - More Pictures
No Buyers Premium - Selling At Absolute Auction

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. On Tract 1 And 2 There Will Be A SELLER RESTRICTION For A 5 Year Time Period - Of Only One Owner Occupied Dwelling Per Tract 1 And 2.

JAMES R. CASH

James R. Cash II - Jay Cash
 The AUCTIONEER & REAL ESTATE BROKER
 FANCY FARM, KY
 MURFREESBORO, TN
 270.623.8466

2 Bedroom - 2 Bath Mobile Home - Pole Barn - Grain Bins "Tract 4"
60x80' Pole Building With "Lean-To"
14,000 And 5,000 Bushel Grain Bins
Pond - A Pleasant Henry County Setting
SHOWN BY APPOINTMENT - CALL FOR A PRIVATE TOUR!

