

ABSOLUTE LAND AUCTION

WILLIAMSON COUNTY TRACTS 49.36 ACRES SELLING IN 4 TRACTS BETHESDA ROAD & JIMMY BENNETT ROAD

SAT. AUG. 31, 2019 10 AM

From Franklin, take Highway 431 south to Bethesda Road, turn left to auction.
Across from Bethesda School. GPS 4882 Bethesda Road, Thompsons Station



Tract 1 contains **11.26 Acres** fronting 505 feet on Jimmy Bennett Road with a mix of open & scattered woods. Approved for 5 bedroom home.

Tract 2 contains **7.97 Acres** with 373 feet of frontage on Jimmy Bennett Road with another mix of open & scattered woods. Great building sites. There is a small metal barn at the front. Approved for 4 bedroom home.

Tract 3 contains **15.00 Acres** with 612 feet of Jimmy Bennett frontage and 553 frontage on Bethesda Road. Approved for 5 bedroom home.

Tract 4 contains **15.13 Acres** fronting 693 on Bethesda Road with open pasture at the rear, scattered woods with a stocked pond at the front. Approved for 5 bedroom home.

Public water and power is available. Lot lines are in place, drive out & inspect any time. Incredible building sites are everywhere with a mix of pasture land and woods. Pick your tract or tracts out and combine them to suit your needs. Soils analysis results on all tracts will be available on our website when completed. Restrictions include - no mobile homes, modular, or pre-manufactured homes allowed.

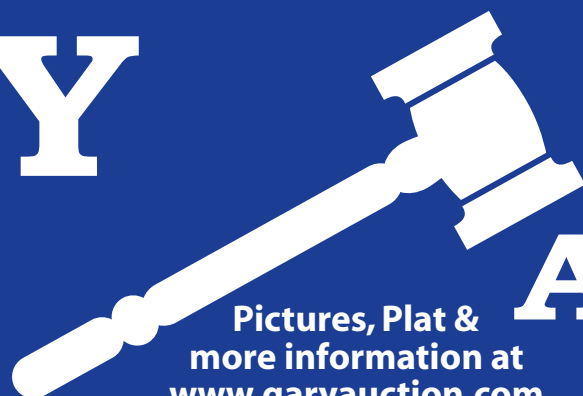
Land will be sold by the acre with the high bidder choosing as many tracts as desired. Bid price will be multiplied by the acreage in tract or tracts chosen by high bidder to determine purchase price. This process will continue until all land is sold. There will be no regrouping at the end.

TERMS on Real Estate: 15% down day of sale, balance with deed. No Buyers Premium. Special Terms have been arranged by Farm Credit Services. Call Cody Eaton at (615) 512-1551 for details or make your own financial arrangements of the lender of your choice. Pictures, Plat and more information on the website.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

GARY

Spring Hill, TN
(931) 451-5072
(615) 302-2680



Pictures, Plat &
more information at
www.garyauction.com

REALTY & AUCTION

FL 1899

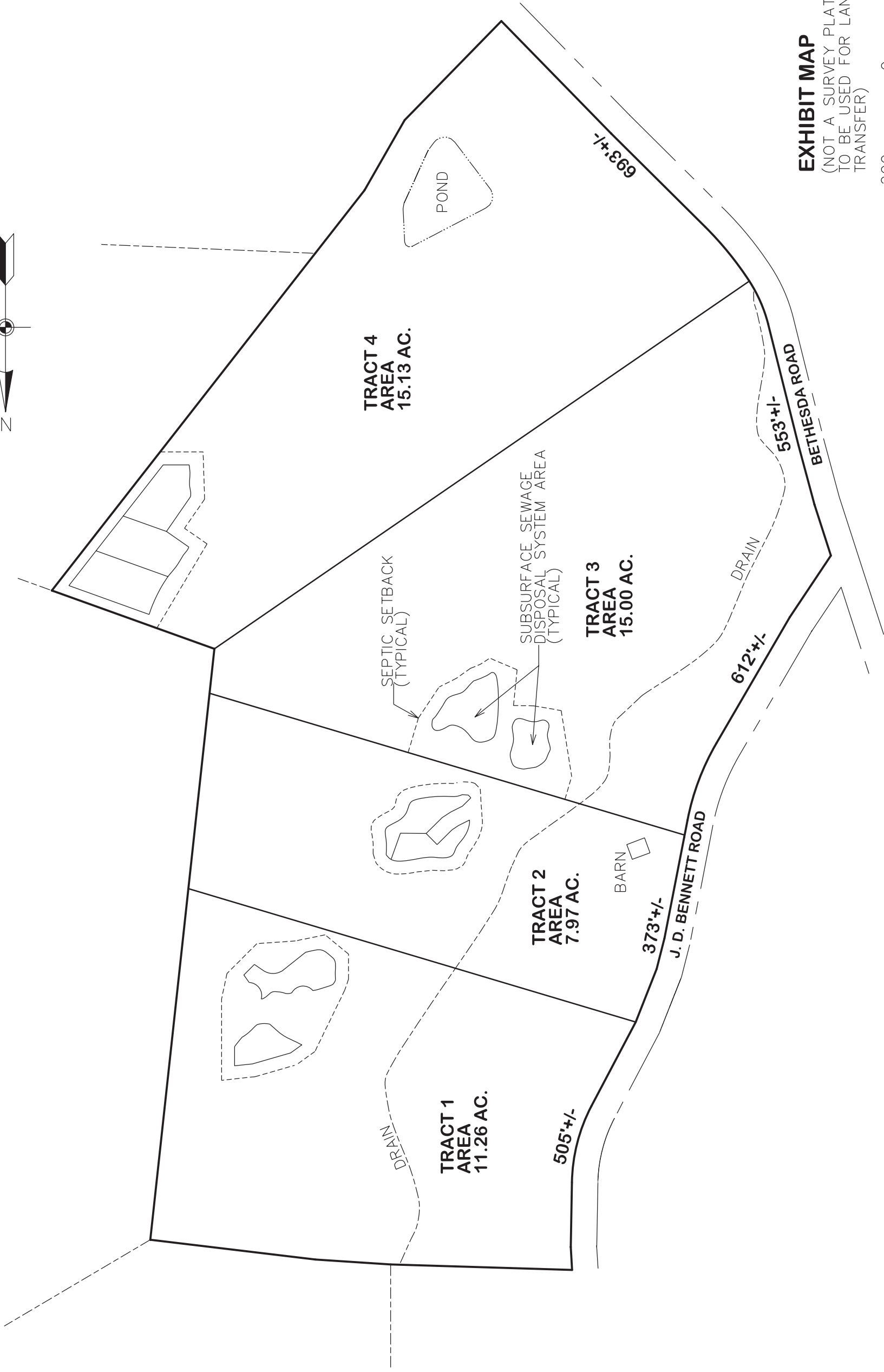
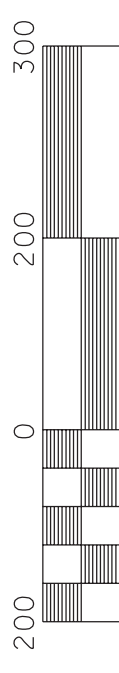


EXHIBIT MAP

(NOT A SURVEY PLAT, NOT TO BE USED FOR LAND TRANSFER)



Scale: 1" = 200'



TRACT 4
AREA
15.13 AC.

TRACT 3
AREA
15.00 AC.

TRACT 2
AREA
7.97 AC.

TRACT 1
AREA
11.26 AC.

Denney Dr

Denney Dr

Bethesda Rd

J. D. BENNETT Rd



LINE TABLE

CURVE TABLE

SPRING INTERSECTION