



Online Only Absolute Auction

2 NICE DUPLEXES • 1.92 AC

Starts Thursday, May 23, 12 Noon Ends Thursday, June 6, 12 Noon



**1799 Anderson Rd
Monterey, TN**



**1885 Anderson Rd
Monterey, TN**

INCOME PRODUCING REAL ESTATE • EXCELLENT INVESTMENT PROPERTY

Each duplex offers large 2 bedroom 1 bathroom units with over 1,000 sqft of living area. They are accessed from a covered breezeway with no shared wall and feature a large back deck. Both roofs are newer metal roofing in excellent condition, new gas lines to all units, paint & sheet rock in some units, and include kitchen appliances. Each unit has it's own HVAC, electric meter & water meter. These properties have been very well managed and maintained. **Gross Rent \$1,610/month**

Onsite Preview Thursday May 23, 4-6 PM

**FOR MORE DETAILS AND TO BID VISIT
WWW.EAGLEAUCTIONS.COM**

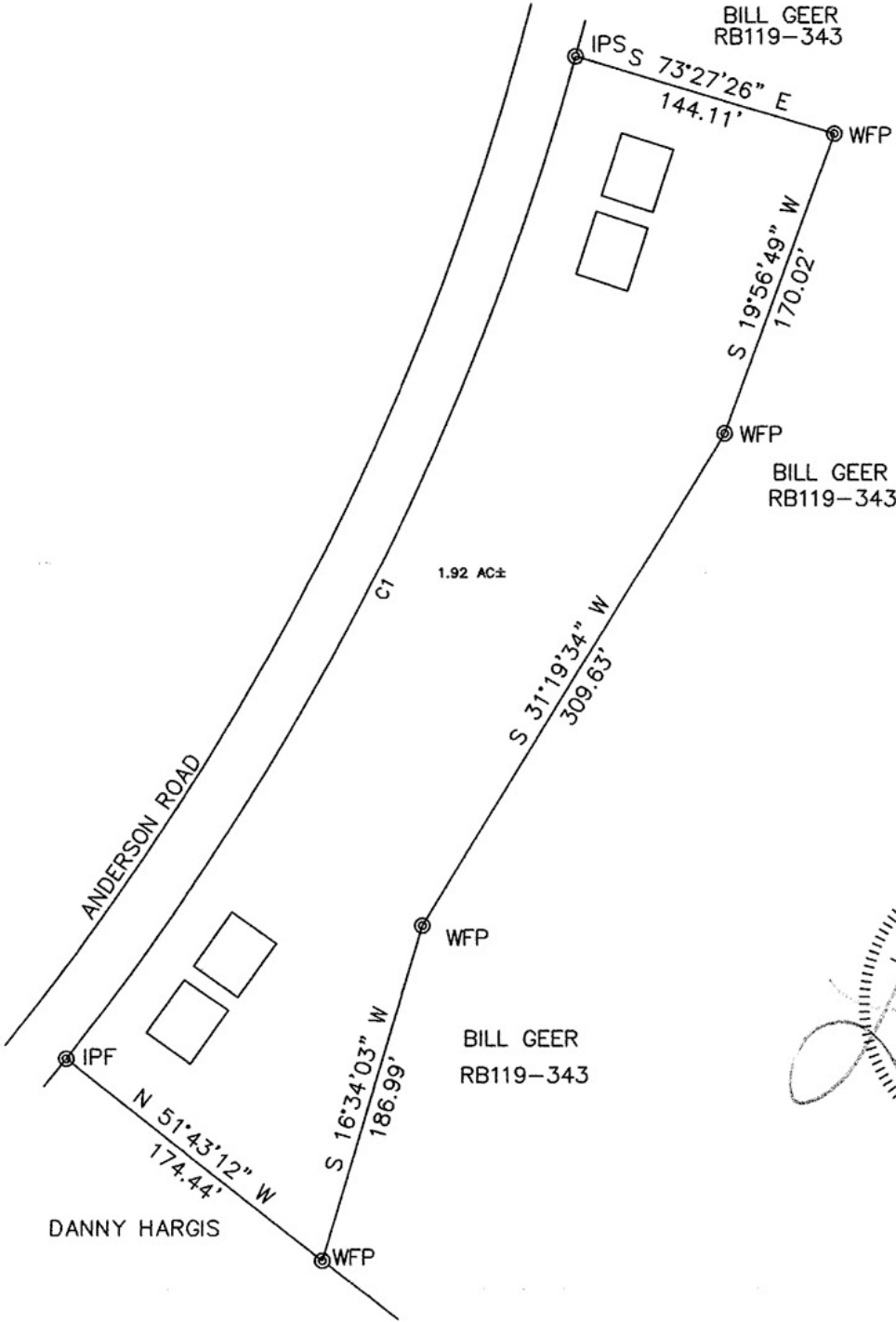
LEE J. AMONETT • BROKER/AUCTIONEER • (931) 252-1907

Terms: 10% Buyers Premium. 15% Deposit with Balance due within 30 days. 2019 Taxes Prorated. Possession Deed subject to Tenants. All Property sells "As Is, Where Is" both surface and subsurface with no warranties. Bidders are invited to inspect the property and should complete their own due diligence prior to the sale.



Amonett's Eagle Auction where "We Soar Higher"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1500.00'	605.20'	601.11'	N 26°48'23" E



LEGEND:
 IPF IRON PIN FOUND
 IPS IRON PIN SET

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON LARRY JACKSON RLS#2269

NOTE:
 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 A CURRENT ACCURATE TITLE SEARCH WILL REVEAL.

THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND OR EXEMPTIONS WHICH MAY AFFECT SAID SURVEY.

<h1 style="margin: 0;">LINDA JANES</h1>	
LARRY JACKSON RLS#2269 4874 SKYVIEW DRIVE COOKEVILLE TN.38501 (931)526-3657 OFFICE (931)510)8656 CELL	14TH CIVIL DISTRICT PUTNAM COUNTY TN. P/O MAP47 PARCEL 11.07 P/O DEED REF. RB119-343 SCALE 1"=100' TOTAL ACRE 1.00AC± DATE: 9-27-2010 PROJECT 10-061