



BRICK HOME & 39 ACRE FARM

Absolute Auction

SATURDAY OCTOBER 12, 10 AM



OPEN HOUSE • THUR. OCTOBER 3 • 4-6 PM

326 WALNUT GROVE Rd LIVINGSTON, TN



Located just outside the city limits between Upper Hilham Road & Hwy 84

The Pearl & Ross Cantrell property consists of a level and open 39 acre farm improved with a brick home and additional support buildings. The home has 3 bedrooms and 1 full bathroom on the main level. It has over 1900 sqft of living area featuring hardwood floors, a large living room, kitchen with dining area plus a bonus room. This home also offers a full walk out basement that provides the laundry area and an additional toilet and sink. The home has been well kept and is move in ready. The land is in established grass, fenced, has 2 ponds and is ready for livestock. Additionally, this property presents a number of beautiful homesites. It has been surveyed and will be offered in 3 tracts with regrouping.

FOR MORE DETAILS VISIT WWW.EAGLEAUCTIONS.COM

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

TERMS: 10% Buyers Premium. 15% Deposit with Balance due in 30 days. Seller pays 2019 Taxes. Possession with Deed. Home built prior to 1978, Buyer to sign 10 day waiver of inspection for lead based paint. Property sells "As Is, Where Is" both surface and subsurface. Bidders are invited to inspect the property and should complete their own due diligence prior to the sale. Announcements made day of sale take precedence over advertising!

 **AMONETT'S EAGLE AUCTION & REALTY, LLC**
117 S. Jefferson Ave., Cookeville, TN 38501
19-058 **931-526-5335**
TWF 6185 KY 2965 IN AD1200022   
www.eagleauctions.com