

# 0.35 AC COMMERCIAL LOT

## Online Only Absolute Auction

**STARTS THURSDAY • OCTOBER 3 • 12 PM**  
**ENDS THURSDAY • OCTOBER 17 • 12 PM**  
**8529 HWY 111, BYRDSTOWN, TN**



**TERMS: 10% Buyers Premium.**  
15% deposit at completion of the sale, Balance due in 30 days. Property selling "As Is, Where Is".

**LEE J. AMONETT**  
Broker/Auctioneer  
**(931) 252-1907**

**On Hwy 111 adjoining Family Dollar Store • Approx 7,000 Daily Traffic • Sewer Available**  
A nice commercial lot in fantastic location. This 0.35 acres sits on the main thoroughfare in the business district of Byrdstown, TN. The lot is above road grade, site work has been completed and it is ready for your business. **Bidding and info at [eagleauctions.com](http://eagleauctions.com).**

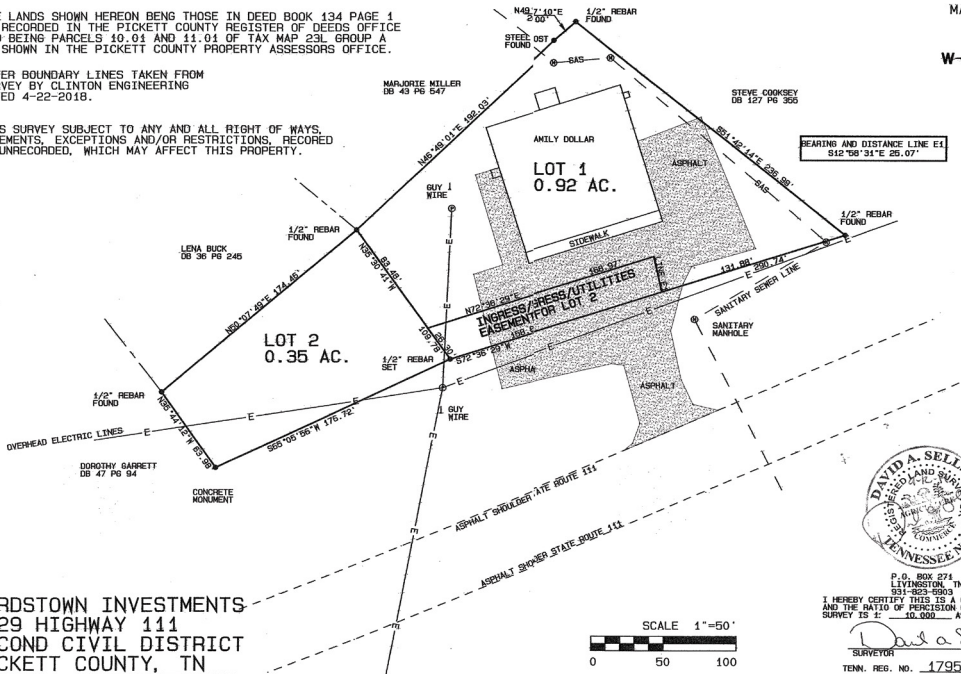


**AMONETT'S EAGLE  
AUCTION & REALTY**  
117 S. Jefferson Ave., Cookeville, TN 38501  
**931-526-5335**  
19-065  
TRF 6105 KY 2865 IN AU11200022     
**[www.eagleauctions.com](http://www.eagleauctions.com)**

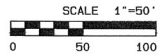
THE LANDS SHOWN HEREON BEING THOSE IN DEED BOOK 134 PAGE 1 AS RECORDED IN THE PICKETT COUNTY REGISTER OF DEEDS OFFICE AND BEING PARCELS 10.01 AND 11.01 OF TAX MAP 23L GROUP A AS SHOWN IN THE PICKETT COUNTY PROPERTY ASSESSORS OFFICE.

OUTER BOUNDARY LINES TAKEN FROM SURVEY BY CLINTON ENGINEERING DATED 4-22-2018.

THIS SURVEY SUBJECT TO ANY AND ALL RIGHT OF WAYS, EASEMENTS, EXCEPTIONS AND/OR RESTRICTIONS, RECORDED OR UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.



BYRDSTOWN INVESTMENTS  
3529 HIGHWAY 111  
SECOND CIVIL DISTRICT  
PICKETT COUNTY, TN



P. O. BOX 271  
LIVINGSTON, TN 38570  
931-823-6903  
I HEREBY CERTIFY THIS IS A CATEGORY "I" SURVEY  
AND THE RATIO OF PRECISION OF THE UNADJUSTED  
SURVEY IS 1: 10,000 AS SHOWN HEREON.

*David A Sells*  
SURVEYOR 9-12-2019  
TENN. REG. NO. 1795