



# HOME & LOT

**STARTS: THUR. OCT. 10, 12 PM**  
**ENDS: THUR. OCT. 24, 12 PM**

**ONLINE ONLY ABSOLUTE AUCTION**



1345 Hidden Valley Rd • Livingston, TN

**ON-SITE PREVIEW THUR. OCT. 10, 4-6 PM**

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

Terms: 10% Buyers Premium. 15% Deposit, Balance due within 30 days. Home built prior to 1978, buyer to sign 10 day waiver of inspection for lead base paint. Taxes paid at closing. Possession with Deed. Property sells "As Is, Where Is". Bidders are invited to inspect the property and should complete their own due diligence prior to the sale.

Excellent location near Hidden Valley Country Club  
A 2 bedroom 1 1/2 bathroom home offering over 1,300 sqft of living space plus an attached garage. The home features a large living room, eat in kitchen and laundry room. The spacious garage also includes a work room perfect for tools and additional storage. Additional improvements include a private patio and paved driveway. The sloping lot has beautiful views across Hidden Valley.

For Complete Details visit  
[www.eagleauctions.com](http://www.eagleauctions.com)



117 S. Jefferson Ave., Cookeville, TN 38501

**931-526-5335**

19-063

TNF 6105

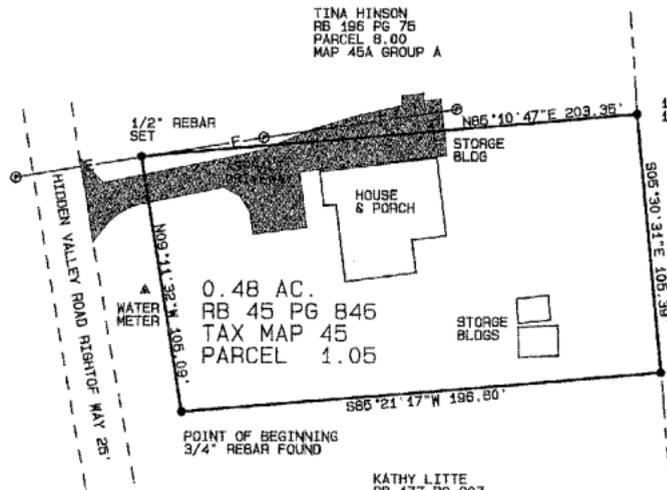
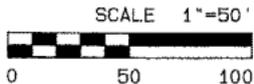
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**Amonett's Eagle Auction where "We Soar Higher"**



STATE OF TENNESSEE  
STATE ROUTE 82



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 9-20-2019  
TENN. REG. NO. 1795

TINA LOUISE HINSON  
1345 HIDDEN VALLEY ROAD  
SIXTH CIVIL DISTRICT  
OVERTON COUNTY, TN

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