

ABSOLUTE AUCTION

**Saturday
August 10, 2024
10:00 AM**

COOKS ROAD, MT. JULIET, TN 37122

Directions: Travel west on US-70 at Hwy-109 for 1.2 miles, turn right at Cooks Road, stay right on Cooks Road. Watch for signs!!!

**46+ ACRES • 3 ACREAGE TRACTS
UTILITY WATER • SEPTIC APPROVED**



46+ Prime Acres Selling in 3 Building Tracts ranging in size from 7.15 Acres to 32.31 Acres. Utility Water Available, Soils Tested Septic Approved (details sale date) and Restricted to 1,800 sq. ft. Site Built Home, No Mobile or Modular Homes.

Excellent Building Sites, Land Lays Level to Gently Rolling, Open Fields and Wooded Areas with Plenty of Room for Children and Pets to Roam, Horses, Cattle and other Livestock.

**PRIME BUILDING TRACTS
LEVEL LAND • OPEN LAND • MATURE TREES**

Tract 1: 7.15 Acres

Tract 2: 7.15 Acres

Tract 3: 32.31 Acres

OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2024 property taxes; give possession with deed.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309

AJ **AGEE &
JOHNSON**
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com

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