



# Home & 4.72+/- Acres

**ONLINE ONLY CHANCERY COURT AUCTION**



3222 Mullins Rd. • Byrdstown, TN 38549

**OPEN HOUSE: TUESDAY • JANUARY 28 • 4 - 6 PM**



**BIDDING ENDS SATURDAY • FEBRUARY 8 • 10 AM**

Survey, Drone Video & Bidding @ [WWW.EAGLEAUCTIONS.COM](http://WWW.EAGLEAUCTIONS.COM)

Proudly offering this classic 3 bedroom, 2.5 bathroom well built 2 story home situated on 4.72 Acres in Byrdstown, TN. The home offers approximately 2,100 sqft of living area and boasts a full drive out basement. The main floor features a large living room, an eat-in kitchen and master suite. The large, attached 2 car garage has additional storage space. The second story has 2 bedrooms and 1 bathroom plus a bonus room as an added feature. The full basement is a must see...! Poured concrete walls with walk out and drive out options. This home appears to be very well built but has had recent neglect so it will need updates and repairs. The 4.72 acres is mostly open with some mature trees. It is moderately sloping and has a pond. It will sell according to a recent survey. The property is well located just short drive to Wolf River and Dale Hollow Lake as well as convenient to Hwy 111 near the TN/KY state line.



**AMONETT'S EAGLE AUCTION & REALTY, LLC**

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Terms: Selling under the direction of Pickett County Chancery Court Case No 4350. 20% Deposit Day of Sale, balance due upon Court Confirmation. Auction Conducted Subject to a 10 Day Raise Period. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to bidding. Announcements & Updates Take Precedence Over All Other Advertising.

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