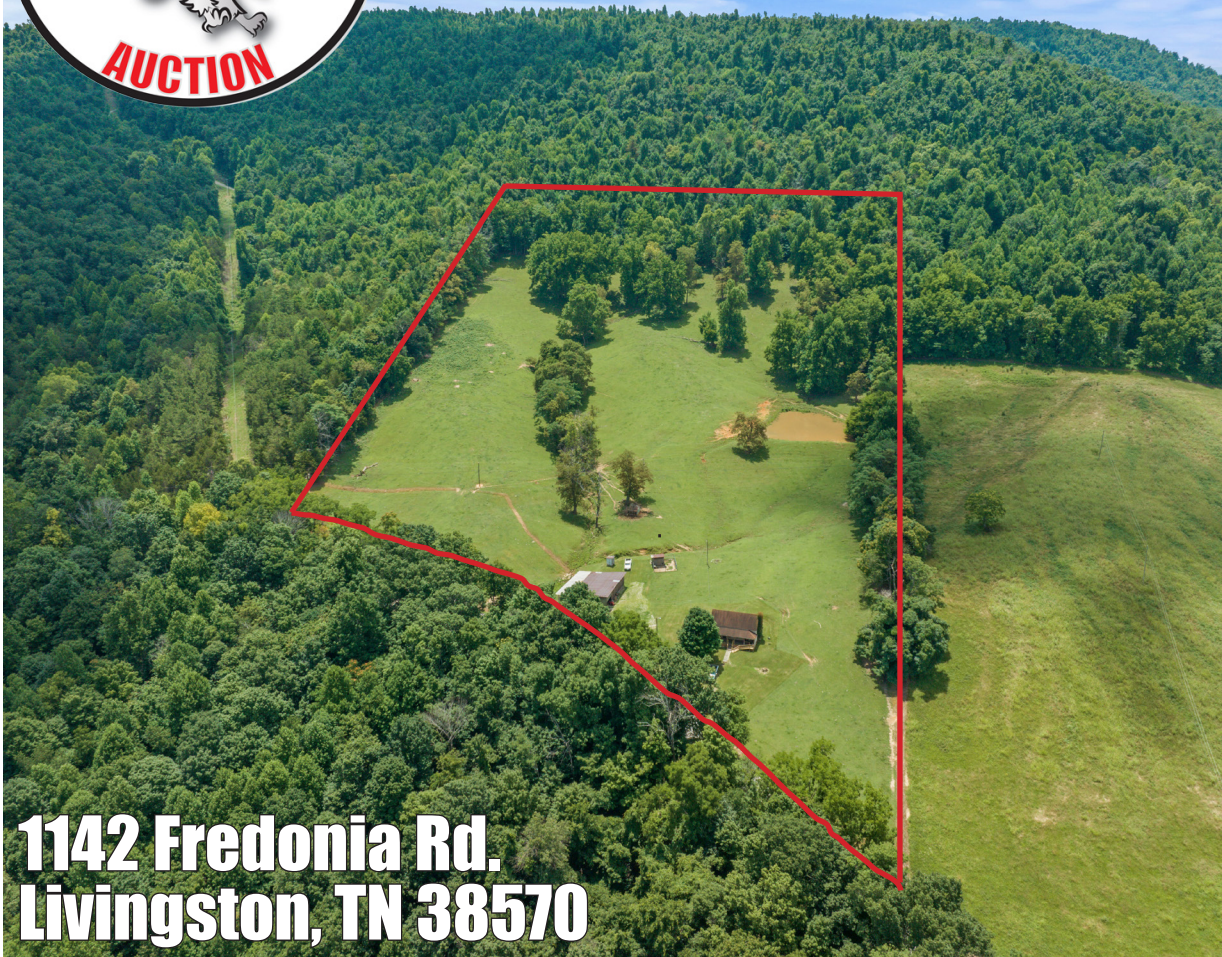




ONLINE ONLY ABSOLUTE AUCTION

Home • 12.75+/- Acres • Barn • Personal Property

BIDDING ENDS: FRIDAY • SEPTEMBER 6 • 10 AM



**1142 Fredonia Rd.
Livingston, TN 38570**

**OPEN HOUSE:
THURSDAY • AUGUST 22 • 4-6 PM**

12.75 Acres improved with an older home & barn. Mostly open with some woodland, this 12+ acres has a boundary fence and a pond. A gentlemen's farm, this acreage is well kept and offers wonderful homesites. The property is improved with a "fixer upper" country home that has a large, covered front porch. Additional improvements include a barn and a shed. Also selling a Truck, Tractor & Personal Property.



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Terms: 10% Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Current Year Taxes Pro-Rated. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. PP: Payment & Pickup shall be Friday, September 6 from 5-7 PM at 1142 Fredonia Rd., Livingston, TN. Cash or Check Only. No Shipping. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Day of Sale Take Precedence Over All Other Advertising.