

# Prime 62.65 Ac in 7 Tracts

Brick Home • Creek Frontage • Personal Property

## ONLINE ONLY ABSOLUTE AUCTION

**BIDDING ENDS THURSDAY • AUGUST 24 • 10 AM**



**435 Pigeon Roost Creek Rd.  
Cookeville, TN**



### OPEN HOUSE: THURSDAY • AUGUST 10 • 4-6 PM

A premier property located in the city limits of Cookeville, this 62.65 acres is primarily wooded with some open land and lies along the banks of Pigeon Roost Creek. Abundant road frontage on Pigeon Roost Creek Rd as well as South Creek Rd allows for this prime acreage to be offered in 7 tracts. It is improved with a 3 bedroom 1 bathroom brick home offering 1,064 sqft of living area and boasts a full drive out basement. Additional improvements include a SW mobile home, barns, storage sheds and neglected homes. We are also selling a large inventory of personal property including a Case tractor, tools, mowers, furniture, household items and much more.



**For Bidding & Complete Details Visit [www.eagleauctions.com](http://www.eagleauctions.com)**



117 S. Jefferson Ave., Cookeville, TN 38501

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23-030

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## LEE J. AMONETT

### Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. RE: 15% Deposit at conclusion of sale, with balance due in 30 days. 2023 Taxes Pro-Rated. When applicable, Seller to pay Greenbelt Roll Back Tax on any non-eligible purchase. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. PP: Payment & Pickup will be on Saturday, August 26 from 9 Am to 1 PM at the property. Cash or Check. 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.