

# ONLINE ONLY ABSOLUTE AUCTION

HOME › BARN › 25+/- ACRES › PERS. PROP.



1833 Hilham Hwy.  
Livingston, TN 38570



**BIDDING ENDS: THURSDAY • NOVEMBER 14 • 10 AM**



**ONSITE PREVIEW:  
TUESDAY • OCTOBER 29 • 4-6 PM**

### The Estate of Garry Boles

A sprawling 25 acre gentleman's farm improved with a Home, Haybarn and Large Barn to be offered in 1 tract. This 25 acres is a gently rolling balance of fenced pasture and mature woodland. It has a perimeter fence, cross fence and water source for livestock. Beyond its current agricultural appeal, the property offers numerous homesites and wonderful residential opportunities. The 2 bedroom 2 bathroom brick home offers 1,344 sqft of living area featuring a living room & kitchen with vaulted ceilings, abundant windows allowing natural light and a 2nd story bonus room that can serve as a 3rd bedroom. This is an excellent opportunity to purchase quality real estate just outside of Livingston, TN. Also selling a Large Inventory of Personal Property including Guns, Farm Equipment, Tools, Household items and much More!



**More Images, Inv. List & Bidding @ EAGLEAUCTIONS.COM**

**Lee J. Amonett • Broker/Auctioneer • (931) 252-1907**



117 S. Jefferson Ave., Cookeville, TN 38501  
**931-526-5335**

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Terms: 10% Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2024 Taxes. Possession with Deed. PP: Payment & Pickup shall be on Saturday, November 16 from 9-2 PM at 1833 Hilham Hwy., Livingston, TN. LOTS 2-8 are located at S&R Guns - 1656 Burgess Falls Rd, Cookeville, TN 38506 (931) 537-6862. Buyers will pay a \$20/handling fee & \$10/background check. Payment in Full at time of Pickup. Cash or Check Only. Out of state buyers are required to transfer any firearms through an FFL in their state of residence and are responsible for any additional handling fees. 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 Take Precedence Over All Other Advertising.