



# ONLINE ONLY ABSOLUTE AUCTION

HOME › BARN › 0.96 AC. › PERS. PROP.

## ENDS THURSDAY • OCTOBER 3 • 12 NOON



A 3 bedroom 2 bathroom single story home offering approximately 1,200 sqft of living area. The home features a spacious living room, large master suite, eat in kitchen, an enclosed porch and a large deck. It is situated on 0.96 acres that's mostly open but has some mature trees providing shade to the home. Additional improvements include a nice barn w/ shop area, storage shed and carport. Also selling a craftsman lawnmower, hand tools, household items and more!



**3928 Hanging Limb Hwy. • Monterey, TN**

**ONSITE PREVIEW: TUESDAY • SEPTEMBER 24 • 4 - 6 PM**

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

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, October 4 from 4 PM - 6 PM at 3928 Hanging Limb Hwy., Monterey, TN. 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.



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

117 S. Jefferson Ave., Cookeville, TN 38501

**931-526-5335**

24-069

TNF 6105 KY 2965 IN AU11200022



**www.eagleauctions.com**