



# 46.44+/- Acres Selling 1 Tract

**ONLINE ONLY ABSOLUTE AUCTION**



245 Cedar Ln. • Allons, TN 38547



**BIDDING ENDS WEDNESDAY • DECEMBER 11 • 11 AM**

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

46.44 Acres improved with a Barn and Support Buildings offered in 1 tract.

This 46 acres is a balance of level hayground and sloping woodland offering a tremendous view. It has agricultural and residential appeal and is situated just off Hwy 52 in Allons. This is an intriguing piece of land in a good location, a short drive to Dale Hollow Lake and just outside the city limits of Livingston, TN.

It will be sold by a new survey and offered in 1 tract.



117 S. Jefferson Ave., Cookeville, TN 38501

24-096 **931-526-5335**

TNF 6105 KY 2965 IN AU1120022

[www.eagleauctions.com](http://www.eagleauctions.com)

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

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days.

Seller Pays 2024 Taxes. Possession with Deed. 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.

**[WWW.EAGLEAUCTIONS.COM](http://WWW.EAGLEAUCTIONS.COM)**