

REAL ESTATE AUCTION

LAND!!!!54+/- ACRES IN WILLIAMSON CO., TN**LAND!!!!**

5525 HARGROVE RIDGE ROAD, FRANKLIN, TN 37064a

(Formerly 5560 Hargrove Ridge Road)

SATURDAY, JULY 10, 2021 @ 10:00AM (Preview @ 9:00AM)

www.musiccityauction.net



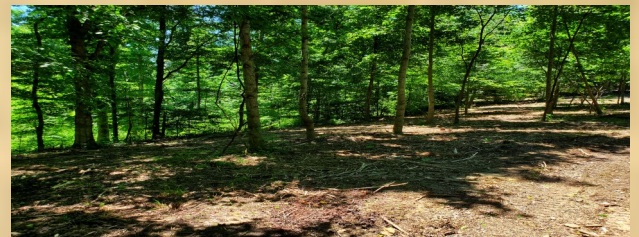
This land is being offered as 1 parcel but has numerous possibilities for division and development. Owned by Seller since 1998, a *Request for Preliminary Soil/Site Investigation* was submitted in 2006 to Williamson County to explore possible building options and yielded the following results- "Evaluated Soils in 5 Areas on Property and useable soils were found in each area." Actual document and a sketch of those findings has been provided on our website. The property is bordered by a creek with cascading waterfalls and abundant wildlife. Whether you want the privacy of a large, wooded estate or have designs to develop the property for smaller 5 & 10 acre lots, this is a great opportunity in one of the most desirable areas of Tennessee, if not the United States. **This is a "Realtor Friendly" Auction!**

***Minutes from Leiper's Fork Community**

***Numerous Potential Building Sites *Bordered by Creek**

***Cascading Waterfalls *Abundant Wildlife**

***Wooded Property (with Marketable Timber)**



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Ten Percent (10%) in the form of non-refundable earnest money is required on the Day of the Sale. Balance Due at Closing on or Before 10 Business Days following the auction. Taxes prorated, Possession with Deed. Seller will provide Buyer(s) with Title Insurance. Property is sold "AS IS, WHERE IS" with No Warranties Expressed or Implied. The Sale of this Property is Not Subject to Financing or Buyer's ability to secure a loan. A Ten Percent (10%) Buyer's Premium will be added to the Final Bid to determine the Total Sale Price. Disclaimer: All announcements made Day of Sale take precedence over any and all previous written, oral, or electronic announcements or advertising. Auctioneer's Note: **This is a Realtor Friendly Auction. Realtors that properly pre-register their Buyer Clients will receive a 2% Net Commission.** TN RE FIRM #263160



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