

LIVING ESTATE AUCTION

SATURDAY, AUGUST 7, 2021 @ 10:00AM

(PREVIEW @ 9:00AM) **SELLING ONSITE**

1452 BAKERVILLE ROAD, WAVERLY, TN

3BR/2BA, 1475 Sq. Ft. Brick Home on 16+/- Acres

****PERSONAL PROPERTY TOO!****

(REFERRING AGENTS— KATHIE & STAN McCLANAHAN, RUSHTON & CO.)



Living Estate of Elaine Bell, offering 3BR/2BA, 1475 sq. ft. Brick Home on 16+/- AC in the beautiful Tennessee countryside, just minutes from Waverly, TN. Fishing and boating and watersports paradise on the Tennessee, Buffalo and Duck Rivers, all just a short drive from your front door. Waverly Public Schools less than 3 miles away.

This is Realtor Friendly Auction!

WHEN: SATURDAY, AUGUST 7, 2021 @ 10:00AM CST (PERSONAL PROPERTY) **PREVIEW @ 9:00AM CST**

*****REAL ESTATE TO SELL AT APPROXIMATELY @ 11:00AM CST*****

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. Potential Buyer(s) will be allowed 2 weeks prior to auction to have property inspected at their expense, including for Lead Base Paint if applicable. 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% Commission.**

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