

REAL ESTATE/PERSONAL PROPERTY AUCTION

SATURDAY, OCTOBER 9, 2021 @ 10:00AM

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

7502 TN Highway 52, ORLINDA TN 37141

1910 11 ROOM, 4 BATH, 2-STORY HOME ON 1.6 AC

Personal Property: ANTIQUE FURNITURE & FURNISHINGS, MORE!



2-story "Sears Kit" Home on 1.6AC



11 Rooms, 4 Baths



Antique Furniture!

Real Estate: Outstanding 1910 historic, 11 room, 4 bath, 2-story home with basement on 1.6+/- acres. This wonderfully preserved home was an original "Sears Kit" structure. There is even evidence of the original paperwork from 1910 on elements in the house. And although the house was built over 100 years ago, it stands as a testament to solid construction practices from the period. Hardwood floors, high ceilings, spacious rooms, stained glass window, pocket doors, large hallways are all evident in the floor plan of the home. The kitchen is spacious and has modern features that today's homeowner expects, with a gas cooking stove and space for today's most advanced refrigerators. There is also a working cast iron stove, available for heat and cooking should a rare loss of power necessitate its use! Internet service is fiber and provided Cumberland Connect. Comcast Xfinity is also available. The HVAC was replaced in 2016 and the water heater was replaced in 2014. Current owner had an inspection done in 2018 when the house was purchased and has made available that report for any prospective buyer. The property also includes (2) 18' x 24' storage sheds, with one shed outfitted with a separate 100 Amp service electric panel, perfect for a handyman workshop. The 1.6-acre level yard is loaded with mature trees, including a pecan tree that, according to records and research, may well be the largest pecan tree in the Middle Tennessee area. An antique wrought iron fence with concrete post entryway frames this truly unique property. Orinda is just 40 minutes North of downtown Nashville (via I-65). And complete shopping and entertainment needs are just 15-20 minutes away in either Springfield, TN to the west or Portland, TN to the east.

Personal Property: Several Antique "Knock Down" Wardrobes, Antique Oak Bonnet Chest, Antique Deco Gentleman's Wardrobe, Full-size Bed, Antique/Vintage Quilts, Antique Hoosier Cabinet, Antique 5-piece Settee and Chairs, Antique Singer Sewing Machine Stand, Vintage Sewing Machine Treadle Table, Antique "Birthing" Chair, Vintage Round Coffee Table with Ball 'n Claw Feet, Vintage Floor Lamps, Antique Atchison Fox Print, Original F. Earl Christy Artwork (signed), Antique "Schilling & Sons" Cabinet Grand Piano, Beveled Oval Mirror, Vintage Lane Cedar Chest, Child's Mid-Century Dinette Table & Chairs, Vintage Oil Lamps, Antique/Vintage Teapots (including Sadler), Vintage Fine China, Vintage Cutlery Set, Vintage Silverware, Samsung Refrigerator (Model RF260BEAESG/AA), Various Decorative Kitchen Tins, MORE!

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.**

AUCTIONEER DAVID ALLEN (#5600) 615-335-6261

AUCTIONEER DAVID GILLIAM (#4941) 615-506-9353



An Affiliation with Major Brokers Realty