

LAND AUCTION

4 BEDROOM BRICK HOME & 78.80 ACRES SELLING IN 8 TRACTS

SAT. APRIL 17, 2021 10 AM

Located at 1771 Brown Shop Rd., Petersburg, TN (Marshall County). From Cornersville, take Hwy. 31-A to left on Hwy. 129 (New Ostella Rd.) to right on Brown Shop Rd. to auction in the Delina community. From Petersburg take Hwy. 129 (Delina Road) to right on Brown Shop Rd. to auction.

Tract 1 contains **43.71 Acres** and has 380 feet of frontage with a well

Tract 2 contains **5.02 Acres** with 218 feet of frontage with an older barn

Tract 3 contains **5.02 Acres** with 229 feet of frontage

Tract 4 contains **5.01 Acres** with 220 feet of frontage

Tract 5 contains **5.00 Acres** with 212 feet of frontage

Tract 6 is the house tract with 5.01 Acres and 228 feet of frontage. This 4 bedroom home has 3 full baths. According to tax records, this home has 2395 Square feet of living space. There is a spacious kitchen with dining area. Den with brick wood burning fireplace. Laundry room and additional mud room leading to the patio and 2 car carport. Other features include central heat & air, county water and just a beautiful tract! There is a large metal barn



on this tract at the rear of the home for horses, hay storage or conversion into a shop.

Tract 7 contains **5.02 Acres** with 353 feet of frontage

Tract 8 contains **5.01 Acres** with 344 feet of frontage

TRACT 6 will be sold first. The remaining tracts will be sold by the acre with the high bidder choosing as many tracts as desired. Bid price will be multiplied by the acreage in tract or tracts chosen by high bidder to determine purchase price. This process will continue until all land is sold. There will be no regrouping at the end.

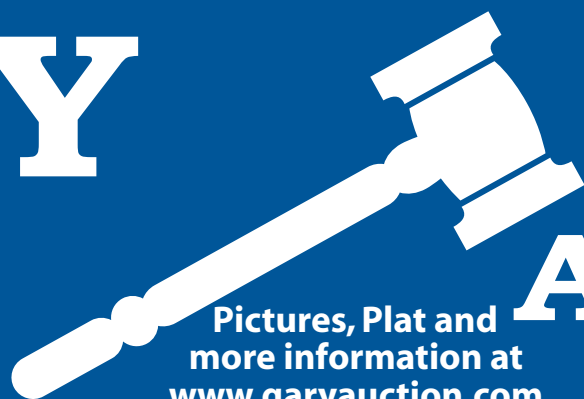
Public water and power is available. Soils analysis has been completed on each tract. Lot lines are in place, drive out & inspect any time. Incredible building sites are everywhere with a mix of pasture land and woods. Pick your tract or tracts out and combine them to suit your needs. Restrictions include no mobile homes allowed.

TERMS on Real Estate: 15% down day of sale, balance with deed. No Buyers Premium. Special Terms have been arranged by Farm Credit Services. Call Cody Eaton at (615) 512-1551 for details or make your own financial arrangements of the lender of your choice. Pictures, Plat, and more information on the website at www.garyauction.com (615) 302-2680

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

GARY

Spring Hill, TN
(931) 451-5072
(615) 302-2680



Pictures, Plat and
more information at
www.garyauction.com

REALTY & AUCTION

FL 1899

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**78.80
 TOTAL ACRES**



| SALE PLAT FOR CARL PARDON ESTATE | | |
|--|------------------------|----------------------|
| SCALE: 1" = 200' | APPROVED BY: | DRAWN BY: BRITANY R. |
| DATE: 3-11-21 | | REVISED: / / |
| 6TH CIVIL DISTRICT - MARSHALL COUNTY, TN | | |
| REF: DEED BOOK 17, PAGE 333 TAX MAP 110, PARCEL 25.00 | JOB NAME: PAR0321 (08) | |