

AUCTION SALE

**3800 SQ. FT. HOUSE & 132 ACRES IN TRACTS
ANTIQUES – JD 2755 TRACTOR - TOOLS**

SAT. SEPT. 15, 2018 10 AM

Located at 3140 Buffalo Road, Lawrenceburg TN. From Lawrenceburg take Highway 43 North to left on Flatwoods Road to right on Buffalo to Auction.

**REAL ESTATE CONSISTS OF 132 ACRES OF FERTILE FLAT CROP
OR PASTURE LAND WITH SOME MATURE HARDWOODS.**



TRACT 1 is across the road from the house and is currently in corn. This fertile crop land tract contains **20.29 Acres**. Another great mini farm tract or crop land. 549 feet of frontage on Buffalo Rd.

TRACT 2 contains **57.67 Acres** to the north of the house and is open in soybeans & pasture. 510 feet of paved road frontage with deep soil and a super mini farm tract



REAL ESTATE SELLS FIRST AT 10 AM

with plenty of great building sites & 2 ponds.

TRACT 3 is the House tract with **1.77 fenced acres**. Unique home custom built by the owners. The front door on the right side of the front porch leads to a fantastic great room with full kitchen & breakfast area. This spectacular great room has Brick fireplace with lots of open space for entertaining. There is a stairway wrapping around the chimney that leads to the balcony overlooking the great room. Several closets and storage areas and makes the perfect bonus room. There is a full bath with laundry next to the kitchen w/hallway leading to the large screened in back porch. The dining area bridges the rest of the home with 2nd front door & hallway that leads to 2 bedrooms downstairs along with stairway leading to the other bedroom & ½ bath upstairs. This home has 3830 Square feet according to tax records with additional log constructed house in the back yard that has been used for storage and a shop as well as a small pond. This Tract has 168 feet of road frontage with concrete circular driveway w/mature shade trees. **TRACT 4** contains **21.98 Acres** and has a modern metal barn with separate electric service, and is 52 x 100. This barn also has a large shop area with concrete floor. Great level tract with some large timber and open pasture with a pond. **TRACT 5** has **30.32 Acres** with combined 1795 feet of road frontage on Flatwood Road and Hollis Drive with several large timber trees and some open pasture as well. The timber has not been cut in over 50 years!

PERSONAL PROPERTY

- Walnut corner cupboard
- Modern Cherry Kincaid Bedroom Suit
- Walnut bed
- Walnut blanket chests
- Spool cabinets
- Primitive high chair
- Child's carpet rocker
- Flame mahogany chest
- Several rockers
- Several needle & spool cabinets
- Green enamel gas stove
- Wicker furniture
- Cherry hutch
- 2 Round Oak coffee tables
- Square dining table
- Several pieces of children's furniture
- Royal Crown Derby "Red Aves" China
- Blue & white stoneware
- J Cooney Whiskey jug
- GI Joes
- John Deere toy tractors
- Potato bug Mandolin
- American Fostoria punch bowl, ice teas, syrup, Pitcher, platters & bowls,
- Crock jugs
- Rocker churn
- Ironware
- Many handmade Amish & other quilts
- Pair of Tramp art frames
- Sewing tables
- Sewing items
- Panama Mola textiles
- Singer 178-I sewing machine
- Bernina 1230 Swiss made sewing machine
- Singer Featherweight 221
- Gem, Stitchwell, Stitch Mistress & other mini. sewing machines
- Lawrenceburg milk bottle
- Wooden Columbia Tn Spice box
- Lots of metal mesh furniture
- Concrete statues & yard art
- Old Architectural banisters & columns

FARM EQUIPMENT

- JD 2750 tractor with 245 loader, bucket spear, pallet forks 3500 hours
- JD 6x4 gator 806 hours
- 92 GMC 4wd farm truck w/dump bed
- JD hyd. disc
- 8 ft tilt trailer
- 3 pt grader blade
- 16 flat trailer
- Like New Ridgid TS 3660 table saw
- Craftsman Band Saw
- Craftsman drill press
- Craftsman radial arm saw
- Wrenches & sockets
- Set of numerical branding irons
- Dixon Zero turn mower
- Century wire welder
- Metal Dome cover from original Lawrenceburg water tank tower
- Used beaded board wood
- Old Barn wood
- Yard & Hand Tools

Bring a bidding partner!!! One crew will be selling antiques and the other crew selling farm equipment & Tools!!!! Terms on Real Estate are 15% earnest money check down day of auction with balance due at closing. 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. Personal Property terms are cash or check day of auction. **NO BUYERS PREMIUM.**

GARY

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



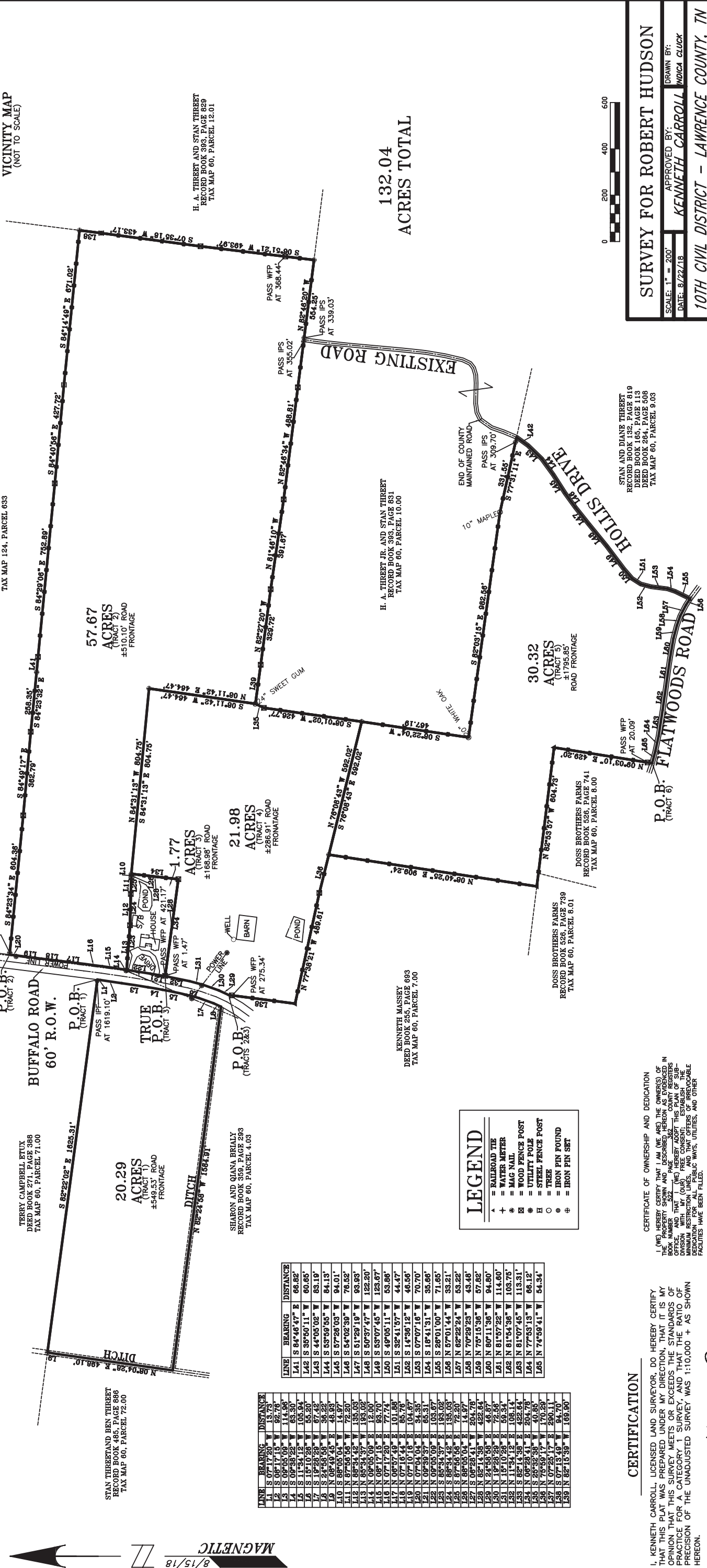
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REALTY & AUCTION

FL 1899

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

CARROLL LAND SURVEYING
 495 EAST MAIN STREET, SUITE 1
 HOHENWALD, TN 38462
 PHONE: (931)796-1654
 FAX: (931)796-1651
 EMAIL: csurvey@bellsouth.net



132.04
ACRES TOTAL



SURVEY FOR ROBERT HUDSON
 SCALE: 1" = 200'
 DATE: 8/22/18
 APPROVED BY: **KENNETH CARROLL**
 DRAWN BY: **INDICA CLUCK**
 10TH CIVIL DISTRICT - LAWRENCE COUNTY, TN
 JOB NAME: **ROBERT W. HUDSON**
 HUB#18
 REF: RECORD BOOK 522, PAGE 362
 TAX MAP 60, PARCELS 4.02 & 6.00

HENRIETTA CUNNINGHAM
 DEED BOOK 53, PAGE 82.00
 TAX MAP 124, PARCEL 633

H. A. THRETT AND STAN THRETT
 RECORD BOOK 393, PAGE 829
 TAX MAP 60, PARCEL 12.01

PASS IPS
 AT 7.98'

P.O.B.
 (TRACT 2)

FERRY CAMPBELL ETVIK
 DEED BOOK 27, PAGE 6.00
 TAX MAP 60, PARCEL 7.00

STAN THRETT AND BEN THRETT
 RECORD BOOK 485, PAGE 886
 TAX MAP 60, PARCEL 72.00

PASS WFP
 AT 1618.10'

P.O.B.
 (TRACT 1)

57.67
ACRES
(TRACT 2)
±510.10' ROAD
FRONTAGE

21.98
ACRES
(TRACT 4)
±286.91' ROAD
FRONTAGE

1.77
ACRES
(TRACT 3)
±168.98' ROAD
FRONTAGE

20.29
ACRES
(TRACT 1)
±549.53' ROAD
FRONTAGE

21.98
ACRES
(TRACT 3)
±168.98' ROAD
FRONTAGE

21.98
ACRES
(TRACT 4)
±286.91' ROAD
FRONTAGE

30.32
ACRES
(TRACT 5)
±795.85
ROAD FRONTAGE

30.32
ACRES
(TRACT 5)
±795.85
ROAD FRONTAGE

30.32
ACRES
(TRACT 5)
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21.98
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(TRACT 4)
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ACRES
(TRACT 3)
±168.98' ROAD
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(TRACT 1)
±549.53' ROAD
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(TRACT 3)
±168.98' ROAD
FRONTAGE

21.98
ACRES
(TRACT 4)
±286.91' ROAD
FRONTAGE

30.32
ACRES
(TRACT 5)
±795.85
ROAD FRONTAGE

30.32
ACRES
(TRACT 5)
±795.85
ROAD FRONTAGE

30.32
ACRES
(TRACT 5)
±795.85
ROAD FRONTAGE

H. A. THRETT JR. AND STAN THRETT
 RECORD BOOK 393, PAGE 631
 TAX MAP 60, PARCEL 10.00

STAN AND DIANE THRETT
 RECORD BOOK 132, PAGE 819
 DEED BOOK 165, PAGE 113
 DEED BOOK 264, PAGE 508
 TAX MAP 60, PARCEL 9.03

DOSS BROTHERS FARMS
 RECORD BOOK 426, PAGE 739
 TAX MAP 60, PARCEL 6.01

DOSS BROTHERS FARMS
 RECORD BOOK 526, PAGE 741
 TAX MAP 60, PARCEL 6.00

DOSS BROTHERS FARMS
 RECORD BOOK 426, PAGE 739
 TAX MAP 60, PARCEL 6.01

DOSS BROTHERS FARMS
 RECORD BOOK 526, PAGE 741
 TAX MAP 60, PARCEL 6.00

LEGEND

- + = RAILROAD TIE
- * = WATER METER
- ⊙ = MAG. NAIL
- ⊞ = WOOD FENCE POST
- ⊞ = UTILITY POLE
- H = STEEL FENCE POST
- = TREE
- ⊙ = IRON PIN FOUND
- ⊙ = IRON PIN SET

LINE	BEARING	DISTANCE
L1	S 07°17'20" W	13.73
L2	S 08°17'16" W	92.76
L3	S 09°05'29" W	14.96
L4	S 11°34'12" W	105.94
L5	S 18°10'28" W	55.20
L6	S 19°25'29" W	67.42
L7	S 24°55'55" W	36.22
L8	S 24°55'55" W	36.22
L9	N 08°49'45" E	48.93
L10	N 08°05'04" E	14.87
L11	N 87°56'56" W	72.20
L12	N 89°34'42" E	135.03
L13	N 09°05'06" E	12.00
L14	N 09°05'06" E	12.00
L15	N 08°17'15" E	83.70
L16	N 07°17'20" E	77.74
L17	N 06°57'49" E	101.88
L18	N 07°16'44" E	65.76
L19	N 07°10'16" E	104.67
L20	N 07°04'04" E	34.35
L21	N 09°39'37" E	65.31
L22	N 09°39'37" E	65.31
L23	S 89°39'37" E	103.60
L24	S 88°34'42" E	135.03
L25	S 87°56'56" E	72.20
L26	S 87°56'56" E	72.20
L27	S 06°25'41" W	204.78
L28	N 82°14'38" W	422.64
L29	N 24°55'55" W	46.87
L30	N 19°25'29" E	72.96
L31	N 19°25'29" E	72.96
L32	N 19°25'29" E	72.96
L33	N 19°25'29" E	72.96
L34	N 19°25'29" E	72.96
L35	N 19°25'29" E	72.96
L36	N 19°25'29" E	72.96
L37	N 19°25'29" E	72.96
L38	N 19°25'29" E	72.96
L39	N 19°25'29" E	72.96

CERTIFICATION
 I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREOF.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (AM WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN THE RECORD BOOK AND DEED BOOKS REFERENCED IN THIS PLAT, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION, WITH MY (OUR) FREE CONSENT, TO ESTABLISH THE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

Kenneth Carroll
 KENNETH CARROLL
 TENN. REG. NO. 1335

DATE _____ ROBERT W. HUDSON

8/15/18
MAGNETIC