



122 AC FARM • BRICK HOME • BARN VEHICLE • PERSONAL PROPERTY

Absolute Auction

SATURDAY JULY 18, 10 AM



**338 Copeland Cove Lane
Livingston, TN**

A landmark to "The Cove", the Melton Farm has been admired by neighbors and onlookers for years and will now become publicly available.

The farm consists of 122 acres that has approximately 90 acres of open, level hay fields and roughly 30 acres of woodland. The lay of the land doesn't get much better than this. The fertile open ground is well kept and could be used for crops as well as hay, and features a creek. The woodland is a semi sloping terrain with mature trees. The timber was cruised at 5,777 bdft/acre.

The property is improved with a 3 bedroom 1 1/2 bathroom brick ranch offering 1,700 +/- sqft of living area plus a full basement. The home features a living room with a fireplace and large sunroom. Additional support buildings on the property include a detached garage, large barn and shed.

Also selling a variety of personal property including a 2012 Toyota Corolla LE, JD Riding Mower, Antiques, furniture, primitive tools and more!

For More Info visit www.eagleauctions.com



**OPEN HOUSE
THURSDAY, JULY 9
4-6 PM**

LEE J. AMONETT • BROKER/AUCTIONEER • 931.252.1907

Terms: 10% Buyer's Premium. RE: 15% Deposit, with Balance due within 30 days. Possession with Deed subject to Lease. Prorate 2020 Taxes. PP: Payment due at time of sale. Possession with Payment. All Property selling "As Is, Where Is". Bidders should complete their own due diligence prior to the sale.

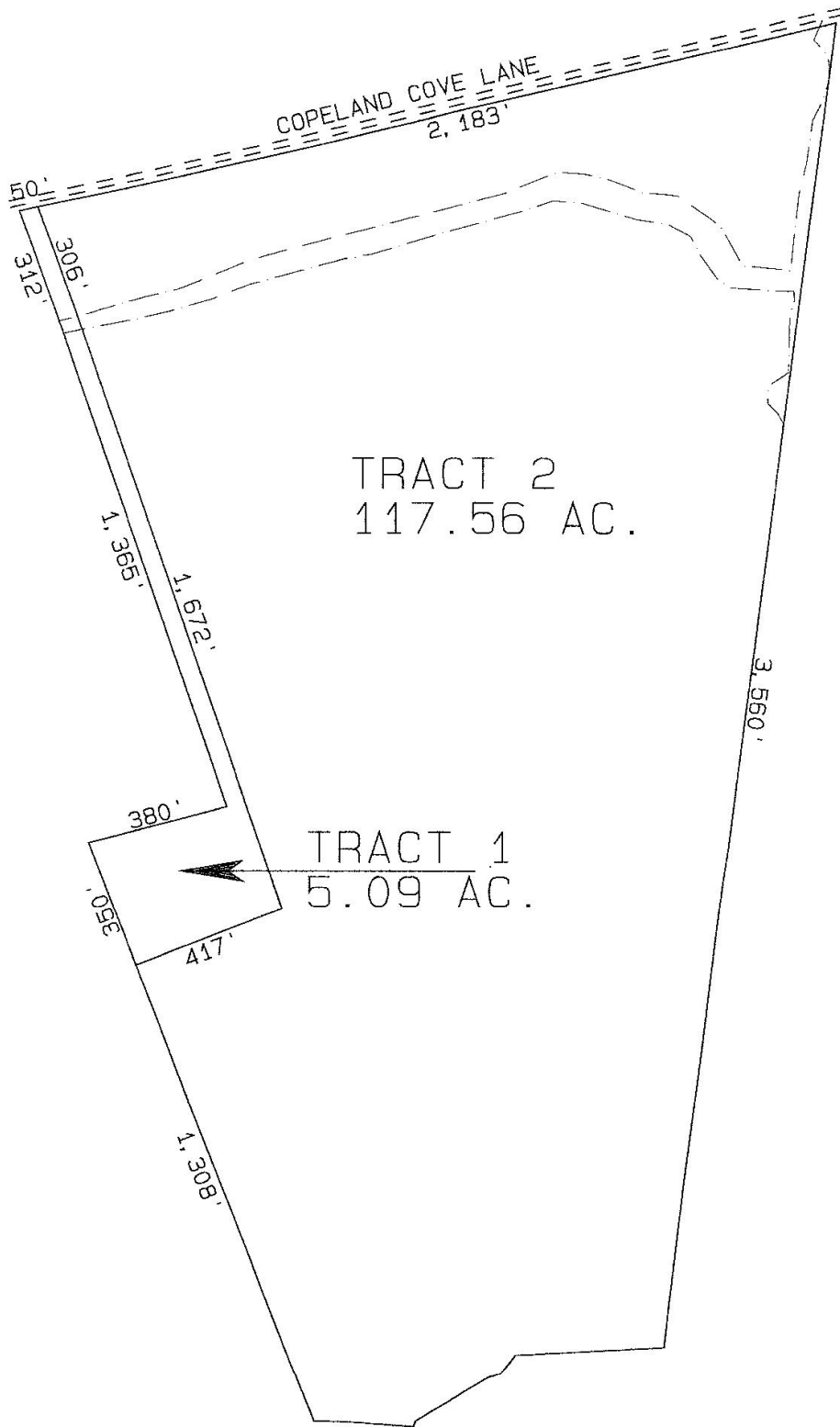


**AMONETT'S EAGLE
AUCTION & REALTY, LLC**

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www.eagleauctions.com



TRACT 2
117.56 AC.

TRACT 1
5.09 AC.

MELTON ESTATE
338 COPELAND COVE LANE
SIXTH CIVIL DISTRICT
OVERTON COUNTY, TN