

# PUBLIC AUCTION

**SATURDAY, AUGUST 19, 2023, AT 10:00 A.M.**

**458 OLD HIGHWAY 46 SOUTH • DICKSON, TENNESSEE**

**Directions:** From Dickson take Highway 46 South. Go across I-40 Exit 172 and go approximately  $\frac{3}{4}$  of a mile on 46 South. Beside Sonic turn right onto Old Highway 46 South. Go approximately  $\frac{1}{2}$  mile and the property will be on the right. **Watch for auction signs.**

**Reason for Sale:** This property is being sold for division.

**LOCATION  
LOCATION!  
LOCATION!!**

**BRICK HOME  
& 6.09 ACRES**



**We have, up for auction, a 4 bedroom, 2 bath brick home situated on 6.09 acres.** This home has a full basement, a 2 car carport and a large "Man Cave" in the basement. The home has hardwood floors throughout, central heat & air and lots of storage space. There is a barn located on this partially fenced property. This property is located less than 2 miles from I-40 Exit 172. Be sure to drive out and take a look...

**you will love the area!**

**NEAL TRICE, AUCTIONEER/BROKER • JTRICE@REALTRACS.COM • 615-202-6806**

**TERMS:** 10% down day of sale and balance with deed.  
Seller to furnish Owner's title insurance.

**VISIT.WWW.CHARLESWOODARD.COM FOR MORE PHOTOS**



Firm Lic. #6103

Announcements day of sale take precedence over advertising  
211 McLemore St. • Dickson, TN 37055

**615-446-4508**

[www.charleswoodard.com](http://www.charleswoodard.com)

