

ABSOLUTE AUCTION

**Saturday
February 17th, 2024
10:00 AM**

OLD HIGHWAY 25, HARTSVILLE, TN 37074

Directions: From Hartsville Courthouse take West Main Street 1 mile onto Old Highway 25, property will be on left. Watch for signs!!!

3 SUPREME FIVE ACRE TRACTS



Tract 1: 5.35 Acres

Tract 2: 5.45 Acres

Tract 3: 5.51 Acres

Three Supreme Building Tracts offering an Incredible Opportunity for those seeking a Peaceful and Scenic Picturesque Space to Build Their Dream Home. Each Tract features a gentle rise in terrain spotted with young and mature trees. All tracts have City Water Available, have been Soils Tested, Septic Approved and Restricted to 1400 sq. ft. Minimum Size Site Built Homes. No Mobile, Doublewide or Modular Homes Allowed.

Open For Inspection • Look At Your Convenience

Call Hayden White at 615-587-1152 or 615-444-0909 For Further Information
Owners, Larry and Glenda Overton

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2024 property taxes; give possession with deed.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309

AJ **AGEE & JOHNSON**
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com

