

# ONLINE ESTATE AUCTION

3 Bedroom 2 1/2 Bath Home  
16.10 Acres - Duck River Frontage

**ONLINE BIDDING ENDS  
ON WEDNESDAY  
March 20, 2024 @ 12 NOON**

**Located at 4900 Cole Bend Road, Columbia, TN.**

Here is your opportunity to purchase a secluded home nestled in hardwood trees. The tract joins the Duck River with metal steps leading down to a gravel bar already in place.



Home has 2138 square feet of living space according to tax records and was built in 1986. Features include: a large family room with wood burning stove, master bedroom with full bath, kitchen with stove, refrigerator & laundry. There is an office, dining room, additional 1/2 bath and a full-length glassed-in sun porch. The upstairs has 2

additional bedrooms with full bath. Central heat & air. L shaped porch on the front & side.

There is a 2-car detached garage with a storm shelter and storage room above. Additionally, there are 2 rustic cabins to the side of the house each with electricity and wood burning stoves.

The 16-acre tract is wooded at the front with approximately 3 acres of open bottom land at the river. Approximately 209 feet of frontage & 600 feet of river frontage. Finding a tract of land with river frontage is becoming harder to locate. Deer & Turkey in the yard almost daily.

**Terms of Real Estate Sale:** A 10% buyer's premium will be charged on the sale. The successful bidder must post earnest money of 15% of the purchase price with the auctioneer in certified funds and execute a sale contract at the close of bidding. Closing will be held within 30 days of the contract date. Taxes of \$1894 will be prorated at closing. James Gary #1699.

Details at [www.garyauction.com](http://www.garyauction.com) (615) 302-2680

# GARY

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



JAMES GARY 1699  
JOE GARY 6929

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

# REALTY & AUCTION