

**PUBLIC
AUCTION!**

ANOTHER JOHN SANDERS AUCTION

**PREVIEWS
FEB. 5TH
& FEB. 10TH
2-4 PM**

AUCTION

Saturday, February 11th • 10:30 am

565 SPRINGHILL DR. NE • CLEVELAND, TN

BRADLEY COUNTY, TENNESSEE

GREAT LOCATION!



This fantastic 5 bedroom, 3.5 bath home with almost 4,400 square feet of living space is going on the auction block! The main floor features 3 bedrooms, 2.5 baths, formal living room with fireplace, dining room, kitchen with granite counters & breakfast area, and a sunroom. Downstairs there is a great family room, bedroom, full bath, & a recreation area. There is also a detached 2 car garage, covered front porch & a patio area all situated on .89± acres. The best part is that all of this is conveniently located just minutes from the heart of downtown Cleveland!



SEE YOU AT THE AUCTION!



DIRECTIONS: Travel North on Ocoee Street, Right on Westview, Right on Jernigan, Left on Springhill & Watch for Auction Signs!



**5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440**

**COME SEE US!
YOUR PROFESSIONAL
AUCTION TEAM!**

**JOHN SANDERS
314.6001
TAL #4526 / AAL #1964
GAL #AUNR002746**

FIRM #1473 TBL #4553 TREF #260082

ANOTHER JOHN SANDERS AUCTION

ESTATE LIQUIDATION SPECIALISTS, REAL ESTATE AND PERSONAL PROPERTY, COMMERCIAL PROPERTY, INDUSTRIAL, FARM & BUSINESS LIQUIDATIONS, MACHINERY AND HEAVY EQUIPMENT

AUCTION 423.238.5440

Call us for all your auction needs!

FANTASTIC HOME!

5 BEDROOM, 3.5 BATH
IN GREAT NE LOCATION!
ALMOST 4,400 SQ. FT.
OF LIVING SPACE!

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CLEVELAND, TN

PUBLIC AUCTION!

SEE YOU THERE!



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For more information and photos or information on future sales, visit:

www.JohnSandersAuctions.com

YOUR PROFESSIONAL



JOHN SANDERS
314.6001
AUCTIONEER

AUCTION TEAM!



MOLLIE MAJORS
OFFICE MANAGER



Call John for more information or to schedule a private showing!

5 BEDROOM
3.5 BATH!

DON'T MISS
OUR PREVIEW DATES
SUNDAY FEB. 5TH
FRIDAY FEB. 10TH
2:00 - 4:00 PM

TERMS & CONDITIONS OF THE AUCTION & SALE: REAL ESTATE: 20% down payment, non-refundable, day of sale. Earnest money may be cashier, business or personal check with a bank letter guaranteeing funds - payable to **CRYE-LEIKE REALTORS**. Balance due at closing within 30 days. **PERSONAL PROPERTY:** Cash or good check day of sale. No credit or debit cards will be accepted. Must be paid in full on the day of sale. **BUYERS PREMIUM:** A Buyer's Premium of 10% will be added to the successful bidder's high bid to determine the total contract price. Buyer's premium applies to all real and personal property. **CLOSINGS:** The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract. **TITLE X:** Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period. **DISCLAIMER:** All property sells **AS IS, WHERE IS, WITH NO WARRANTIES EITHER WRITTEN OR IMPLIED.** Any announcement from the auctioneer on the day of sale will take precedence over any other statements, either oral or written. All information included herein was derived from sources believed to be correct, but is not guaranteed.

AGENTS: 2% BROKER PARTICIPATION OFFERED!

Contact Auctioneer for Details!

