

ANOTHER JOHN SANDERS AUCTION

ESTATE LIQUIDATION SPECIALISTS, REAL ESTATE AND PERSONAL PROPERTY, COMMERCIAL PROPERTY, INDUSTRIAL, FARM & BUSINESS LIQUIDATIONS, MACHINERY AND HEAVY EQUIPMENT
SERVING TENNESSEE, GEORGIA & ALABAMA!

AUCTION 423.238.5440

Call us for all your auction needs!

AGENTS: 2% BROKER PARTICIPATION OFFERED! (Must be Georgia licensee)

ABSOLUTE AUCTION

2 SALES!

**SAT. FEB 17TH
10:30 AM**

**4616 & 4692 CLEVELAND HWY.
COHUTTA, GA
WHITFIELD COUNTY**

**PERSONAL PROPERTY
WILL ALSO BE SELLING!**



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

For more information and photos or information on future sales, visit:
www.JohnSandersAuctions.com

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.

BUYER'S 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 auction. All closings shall take place as set forth in the sales contract.

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.



OFFICE: 423.238.5440

JOHN'S CELL: 423.314.6001

CONTACT JOHN FOR MORE INFO OR TO SCHEDULE A PRIVATE SHOWING!

OUR AUCTION PREVIEW DATES!

**SUNDAY, FEBRUARY 11th
AND FRIDAY, FEBRUARY 16th
FROM 2 TO 4 P.M.**

SEE YOU AT THE AUCTION!



JOHN SANDERS
314.6001
AUCTIONEER



MOLLIE MAJORS
OFFICE MANAGER

CONTACT JOHN
FOR MORE
INFORMATION OR
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A PRIVATE SHOWING!



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440
FIRM #1-473 TDL #4553



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

PERSONAL PROPERTY ALSO SELLING!

DIRECTIONS FROM CLEVELAND: Travel South on Dalton Pike. Cross into GA & watch for auction signs!

www.johnsandersauctions.com

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, FEBRUARY 17th • 10:30 AM

4616 & 4692 CLEVELAND HWY.

COHUTTA, GEORGIA

WHITFIELD COUNTY



ABSOLUTE AUCTION!

Lines are approximate

SALE #1

4616 CLEVELAND HWY.
1,466± Sq. Ft. Rancher
on 39± Acres!

SALE #2

4692 CLEVELAND HWY.
2 Bed, 2 Bath Brick Rancher on 1.01± Acres!

SELLING IN TRACTS OR AS A WHOLE!

SALE #1

4616 CLEVELAND HWY. COHUTTA, GA • WHITFIELD COUNTY

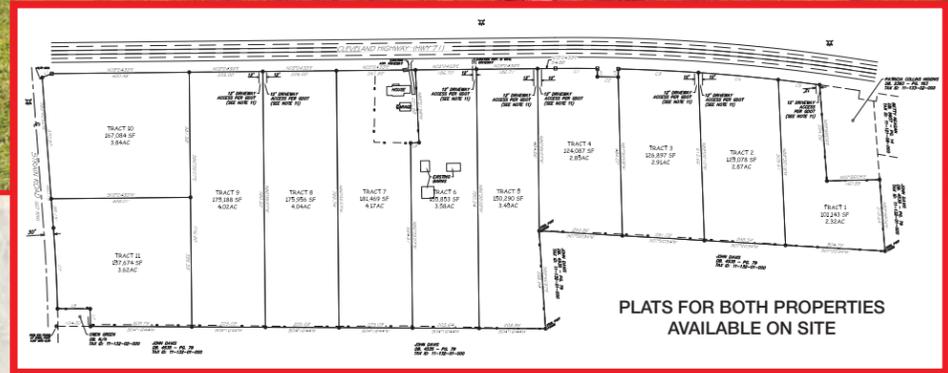
39± ACRES SELLING IN TRACTS OR AS A WHOLE!



This property features a 1,466± square foot rancher with 3 beds & 2 baths.



Property is fenced & cross-fenced.



Detached 2 car garage, 2 barns & equipment shed.

CRYE-LEIKE
THE NAME THAT SELLS!!!
AUCTIONS
OF NASHVILLE, INC.

423.238.5440
COME SEE US!
YOUR PROFESSIONAL AUCTION TEAM!

CONTACT JOHN TO SCHEDULE A PRIVATE SHOWING!

SALE #2

4692 CLEVELAND HWY. COHUTTA, GA • WHITFIELD COUNTY

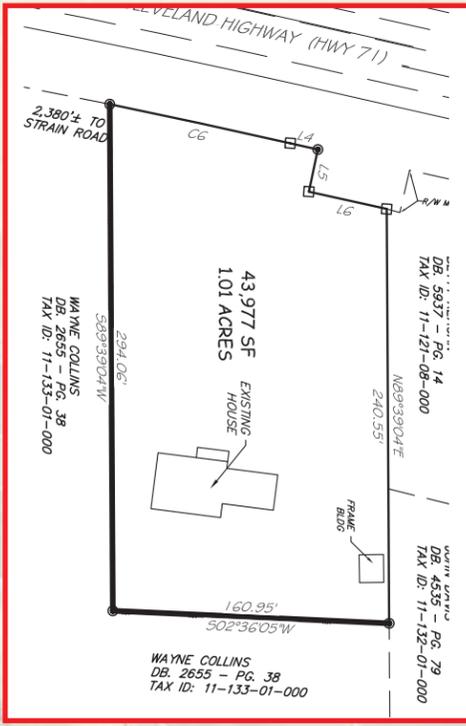
1.01± ACRES WITH 2 BED, 2 BATH BRICK RANCHER!



This property features an attached double garage, detached storage building & fenced back yard.



PERSONAL PROPERTY ALSO SELLS!
Personal Property will Sell after the Real Estate, including Tools, Equipment, Household Items, & MUCH, MUCH MORE!



For more information and photos visit our website at
WWW.JOHNSANDERSAUCTIONS.COM