

**PUBLIC AUCTION!**

**ANOTHER JOHN SANDERS AUCTION**

**Don't let this one get away**

# AUCTION

**Saturday, March 4th • 10:30 am**

**1800 DALTON PIKE SE • CLEVELAND, TN**

**BRADLEY COUNTY, TENNESSEE**

**HIGHLY VISIBLE LOCATION!**



**THIS BUILDING HAS 2 VAULTS**

Up for auction is a former bank building located at the corner of Spring Place Rd & Wildwood Avenue/Dalton Pike. This highly visible location would be a perfect spot to put your business. The building features 1,450+- square feet of space situated on a .58+- acre corner lot.



**Lots of Parking!**



**SEE YOU AT THE AUCTION!**



*Directions: South on Keith St, Lt on Inman St, Rt on Wildwood Ave/Dalton Pike & Watch for Auction Signs!*



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

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

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

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!**

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MARCH 4th  
10:30am**

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PUBLIC AUCTION!**

**SEE YOU THERE!**



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

**[www.JohnSandersAuctions.com](http://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!**



**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!**

