

PUBLIC AUCTION!

ANOTHER JOHN SANDERS AUCTION

Don't Miss It!

AUCTION

Saturday, March 24th, 10:30 A.M.

3440 WESTSIDE DRIVE NW

CLEVELAND, TN • BRADLEY COUNTY

See You At the Auction!



LOCATION, LOCATION, LOCATION!



This 3 bedroom, 1.5 bath brick rancher is situated on a .56± acre lot. The home features hardwood floors, an attached double carport, a covered front porch & covered patio. Out back you also have a detached storage building.



DIRECTIONS: Travel North on Keith St, Left on 25th St., Right on Westside Dr. & Watch for Auction Signs!



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440
FIRM #1473 TBL #4553

COME SEE US!
YOUR PROFESSIONAL AUCTION TEAM!

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

**2% BROKER PARTICIPATION OFFERED!
CONTACT AUCTIONEER FOR DETAILS!**

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AUCTION 423.238.5440
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PUBLIC AUCTION!!

Sat., March 24th, 2018

**3440 WESTSIDE DR. NW
CLEVELAND, TN • BRADLEY COUNTY**

**3 Bedroom
1.5 Bath
Brick Rancher
on .56± Acre Lot!**

LOCATION, LOCATION, LOCATION!

SEE YOU THERE!



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OOLTEWAH, TN 37363
423.238.5440

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

YOUR PROFESSIONAL AUCTION TEAM!



JOHN SANDERS
314.6001
AUCTIONEER



MOLLIE MAJORS
OFFICE MANAGER

**CONTACT JOHN FOR MORE INFORMATION
OR TO SCHEDULE A PRIVATE SHOWING!**

*Call John for your personal, no obligation Auction Presentation.
Let us explain how an Auction can solve your Real Estate,
Personal Property and Estate Settlement needs!*

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 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.

AUCTION PREVIEW DATES!
**SUNDAY, MARCH 18TH
& FRIDAY, MARCH 23RD**
2 - 4 PM

