

**PUBLIC AUCTION!**

**ANOTHER JOHN SANDERS AUCTION**

# AUCTION

**SEE YOU AT THE AUCTION!**

**Saturday, June 24th • 10:30 am**

**GOING OUT OF BUSINESS LIQUIDATION**

**1004 E 32ND STREET – 50 x 150 LOT • 1006 E 32ND STREET – 50 x 150 LOT**

**1017 E 33RD STREET 3.8+- ACRES ZONED M-1 +1,100 SQUARE FOOT UTILITY BUILDING**

**1021 E 33RD STREET – 3 BED/2BATH HOME WITH 1,692+- SQUARE FEET**

**CHATTANOOGA TN • HAMILTON COUNTY**

**3 Bed  
2 Bath**



**Shop  
Building**



**Adjoining  
Lots**



**Need a place to live that's convenient to work?** Buy these properties & your problem is solved! These 4 great adjoining properties will be offered in tracts or as a whole! Convenient to I-24 in downtown Chattanooga, you're just minutes from everything. The home was built in 2008 & features 1,692+- square feet with 3 beds/2 baths. The 3.8+- acre tract has a utility building on it & is currently zoned M-1. The 2 adjoining vacant lots are each 50 x 150.



**Personal Property Also Sells After the Sale of the Real Estate:** 2006 PC200LC Komatsu Track Hoe, 2000 International M11, 1997 Peterbilt 575E Cat, 1992 Mack Dump Truck, 12x24 Utility Building, Tools, Antiques, Furniture, Zero Turn Mower, Log Splitter, Winches, Ladders, & Much, Much More!!

**SELLING IN TRACTS OR AS A WHOLE**



**DIRECTIONS FROM OOLTEWAH:** Travel I-75 South, Take I-24 West, Take Rossville Blvd Exit 180B & Watch for Auction Signs!



**JOHN SANDERS  
314.6001**

TAL #4526 / AAL #1964  
GAL #AUNR002746

PROUDLY SERVING TENNESSEE,  
GEORGIA AND ALABAMA

**5913 MAIN STREET  
OOLTEWAH, TN 37363**

**423.238.5440**

**COME SEE US!**

**YOUR PROFESSIONAL  
AUCTION TEAM!**

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!

**AUCTION  
PREVIEW DATE:  
FRIDAY,  
JUNE 23rd, 2017  
FROM 12 TO 5 p.m.**

1004 & 1006 E 32nd Street  
1017 E 33rd Street  
1021 E 33rd Street

**SEE YOU THERE!**



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

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!



**Shop Building**

For Photos Go To:  
[www.johnsandersauctions.com](http://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 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!**  
Agents Contact Auctioneer for Details!



**3 Bed  
2 Bath**

**PUBLIC  
AUCTION!**

