

**ABSOLUTE
AUCTION!**

ANOTHER JOHN SANDERS AUCTION

**Don't
Miss
It!**

AUCTION

Saturday, July 28th, 10:30 A.M.

2 ARNOLD DRIVE

EAST RIDGE, TN • HAMILTON COUNTY

PERSONAL PROPERTY WILL ALSO BE SOLD

DUPLEX!



Location, Location, Location – this duplex has endless possibilities. It features 5 bedrooms & 2.5 full baths which are set up as separate living quarters. One side features 3 bedrooms & 1 and a half baths. The other side features 2 bedrooms & 1 bath. Both sides have their own kitchens & living areas, separate heat & air systems and are also metered separately. This would make an excellent home where two distinct living quarters were needed or as a possible investment property. Personal Property including furniture, glassware, & household items will also be sold absolute to the high bidder. You won't want to miss this sale . . . See you at the Auction!



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

DIRECTIONS: Travel
I-24 West & take
Belvoir Exit. Lt on
Belvoir Ave, Rt on
Arnold Dr & Watch
for Auction Signs!

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



JOHN W. SANDERS, SR.
423.314.6001
AUCTIONEER
TAL #4526, AAL #1964,
GAL #AUNR002746



JOHN W. SANDERS, JR.
423.314.5574
AUCTIONEER
TAL#6256

CONTACT AUCTIONEER FOR DETAILS!

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

AUCTION 423.238.5440

Call us for all your auction needs!

DON'T MISS OUR OPEN HOUSE:

SUNDAY, JULY 22nd

FROM 2 TO 4pm

& FRIDAY, JULY 27th

FROM 2 TO 4pm



SEE YOU THERE!

YOUR PROFESSIONAL AUCTION TEAM!



JOHN W. SANDERS, SR.
423.314.6001
AUCTIONEER
TAL #4526, AAL #1964,
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MOLLIE MAJORS
OFFICE MANAGER



JOHN W. SANDERS, JR.
423.314.5574
AUCTIONEER
TAL#6256



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.

ABSOLUTE AUCTION

2 ARNOLD DRIVE

EAST RIDGE, TN

HAMILTON COUNTY

2% BROKER PARTICIPATION OFFERED!

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!

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