

# 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!**

**2% BROKER PARTICIPATION OFFERED!**

**5 TRACTS!**  
**SELLING IN TRACTS**  
**OR AS A WHOLE!**

**SAT. SEPT 22ND**  
**10:30 AM**

**182 COUNTY ROAD 623**  
**ETOWAH, TN**  
**MCMINN COUNTY**

**DON'T MISS IT!**



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)

**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 off 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.



**OFFICE: 423.238.5440**  
**JOHN SR: 423.314.6001**  
**JOHN JR: 423.314.5574**



**DON'T MISS OUR**  
**OPEN HOUSES!**

**SUNDAY, SEPTEMBER 16th 2-4 P.M.**  
**& FRIDAY, SEPTEMBER 21st 2-4 P.M.**

**SEE YOU AT THE AUCTION!**



**JOHN W. SANDERS, SR.**  
**314.6001**  
AUCTIONEER



**MOLLIE MAJORS**  
OFFICE MANAGER



**JOHN W. SANDERS, JR.**  
**314.5574**  
AUCTIONEER

ANOTHER JOHN SANDERS AUCTION

# AUCTION

**SATURDAY, SEPTEMBER 22nd • 10:30 AM**

**182 COUNTY ROAD 623**  
**SELLING IN TRACTS OR AS A WHOLE!**

**Etowah, Tennessee**

**MCMINN COUNTY**

**TRACT #1**

**PUBLIC AUCTION!**



**Beautifully Updated Brick Rancher**  
**Conveniently Located on 2.2± Acres!**



**JOHN W. SANDERS, SR.**  
**314.6001**  
TAL #4526 / AAL #1964  
GAL #AUNR002746



**JOHN W. SANDERS, JR.**  
**314.5574**  
TAL #6256

**DIRECTIONS:** From Cleveland travel North on Hwy. 11, Right on Hwy. 30 & Watch for Auction Signs or From Athens travel South on Hwy. 11, turn Left on Hwy. 30 East & watch for auction signs!



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

**For more information go to:**  
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**TRACT  
#1**

# 3 BEDROOM/2 BATH BRICK RANCHER



**Beautifully Updated!**

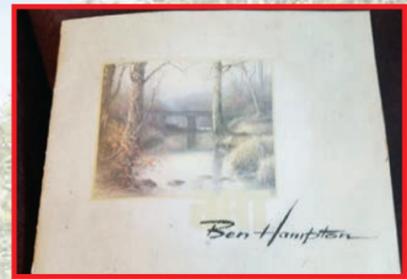
**SPACIOUS  
EAT-IN KITCHEN  
WITH GRANITE  
COUNTERTOPS  
AND STAINLESS  
APPLIANCES,  
LIVING ROOM, DEN  
& LAUNDRY ROOM.**



**2 CAR  
DETACHED  
GARAGE!**



**2.2± Level Acres!**



**TRACTS  
#2-#4**

**3 ADJOINING LOTS THAT  
ARE EACH 1.1± ACRES  
IN SIZE THAT WILL BE  
OFFERED IN TRACTS OR  
AS A WHOLE WITH THE  
HOUSE TRACT.**

**TRACT  
#5**

**2.3± ACRE TRACT  
THAT WILL BE OFFERED  
SEPARATELY**

**PERSONAL PROPERTY  
SELLING ABSOLUTE!**

**INCLUDING FURNITURE, GLASSWARE,  
TOOLS & HOUSEHOLD ITEMS WILL ALSO  
BE SOLD ABSOLUTE TO THE HIGH BIDDER.**

**YOU DON'T WANT TO MISS THIS SALE!**

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

**423.238.5440  
COME SEE US!  
YOUR PROFESSIONAL AUCTION TEAM!**



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