



ANOTHER JOHN SANDERS AUCTION

AUCTION

Don't Miss It!

Saturday, October 27th, 10:30 A.M.

704 HARDIN DRIVE

EAST RIDGE, TN • HAMILTON COUNTY

PERSONAL PROPERTY WILL ALSO BE SOLD



Location, Location, Location – this cute home is located on a corner lot. It features 3 bedrooms & 1.5 baths & has beautiful hardwood floors. It also has a single garage & detached single carport.

Personal Property including furniture, antiques, & household items will also be sold absolute to the high bidder. You won't want to miss this sale . . . See you at the Auction!



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

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



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



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



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

3% BROKER PARTICIPATION OFFERED!

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AUCTION 423.238.5440

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OOLTEWAH, TN 37363
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For more information and photos or information on future sales, visit:
www.johnsandersauctions.com

YOUR PROFESSIONAL AUCTION TEAM!



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



MOLLIE MAJORS
OFFICE MANAGER



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



**DON'T MISS OUR
OPEN HOUSE:**

**SUNDAY, OCTOBER 21st
FROM 2 TO 4 p.m.
&
FRIDAY, OCTOBER 26th
FROM 2 TO 4 p.m.**

SEE YOU THERE!

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.

**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