

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, APRIL 9TH • 10:30 AM

INVESTORS TAKE NOTE!

1922 FOREST RIDGE DRIVE SW • CLEVELAND, TN

BRADLEY COUNTY

**ESTATE
AUCTION!**



**2 BEDROOM, 1 BATH HOME
SITUATED ON 1.1± ACRES.
GREAT PROPERTY FOR AN
INVESTOR – RENOVATE IT
& RENT OR SELL IT!
YOU COULD ALSO BUILD A
NEW HOME HERE!**

**AUCTION PREVIEW!
APRIL 3RD • 2-4 PM**



**PROPERTY IS CURRENTLY ON SEPTIC
HOWEVER SEWER IS AVAILABLE.
DON'T MISS THIS SALE!**



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440



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

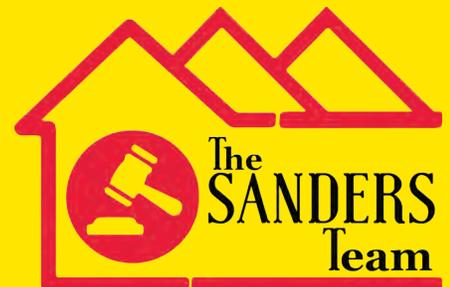


JOHN W. SANDERS, JR.
314.5574
TAL #6256

DIRECTIONS: From Town Travel South on Lee Highway, Left on Circle Drive, Left on Forest Ridge Drive & Watch for Auction Signs!

FIRM #1473
TBL #4553

Visit our Website for More Information at:
www.johnsandersauctions.com



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!

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2 BED/1 BATH HOME

SATURDAY

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1922 FOREST RIDGE DR. SW

CLEVELAND, TN

SEE YOU AT THE AUCTION!



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OOLTEWAH, TN 37363
423.238.5440

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

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

GREAT INVESTMENT PROPERTY!



JOHN W. SANDERS, JR.
314.5574
AUCTIONEER



JOHN W. SANDERS, SR.
314.6001
AUCTIONEER

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.



MOLLIE MAJORS
OFFICE MANAGER

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