

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!

**9.94± ACRES
SELLING IN TRACTS
OR AS A WHOLE!**

JUNE 11TH • 10:30 AM

**1268 VAN DAVIS ROAD
CHARLESTON, TN**

#1 3 BED/2 BATH ON 1.73± ACRES

MOBILE HOME ON .70± ACRES #2

#3 7.51± ACRE TRACT

PLUS PERSONAL PROPERTY!



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

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

CALL FOR MORE INFORMATION

OR TO SCHEDULE A PRIVATE SHOWING!

OFFICE: 423.238.5440 JOHN SR: 423.314.6001 JOHN JR: 423.314.5574

DON'T MISS OUR AUCTION PREVIEWS:

SUN. JUNE 5TH & FRI. JUNE 10TH

2:00 - 4:00 PM



JOHN W. SANDERS, JR.
314.5574
AUCTIONEER



JOHN W. SANDERS, SR.
314.6001
AUCTIONEER



**WE'LL
SEE YOU
AT THE
AUCTION!**



MOLLIE MAJORS
OFFICE MANAGER

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, JUNE 11TH • 10:30 AM

1268 VAN DAVIS ROAD NW, CHARLESTON, TN

BRADLEY COUNTY

**9.94± ACRES SELLING IN
TRACTS OR AS A WHOLE!**

**3 BEDROOM, 2
BATH RANCHER
ON 1.73± ACRES**

**TRACT
#1**

**MOBILE HOME
ON .70± ACRES**

**TRACT
#2**

7.51± ACRE TRACT

**TRACT
#3**

PLUS PERSONAL PROPERTY!

AUCTION PREVIEW DATES!

SUNDAY, JUNE 5TH & FRIDAY, JUNE 10TH • 2-4 PM

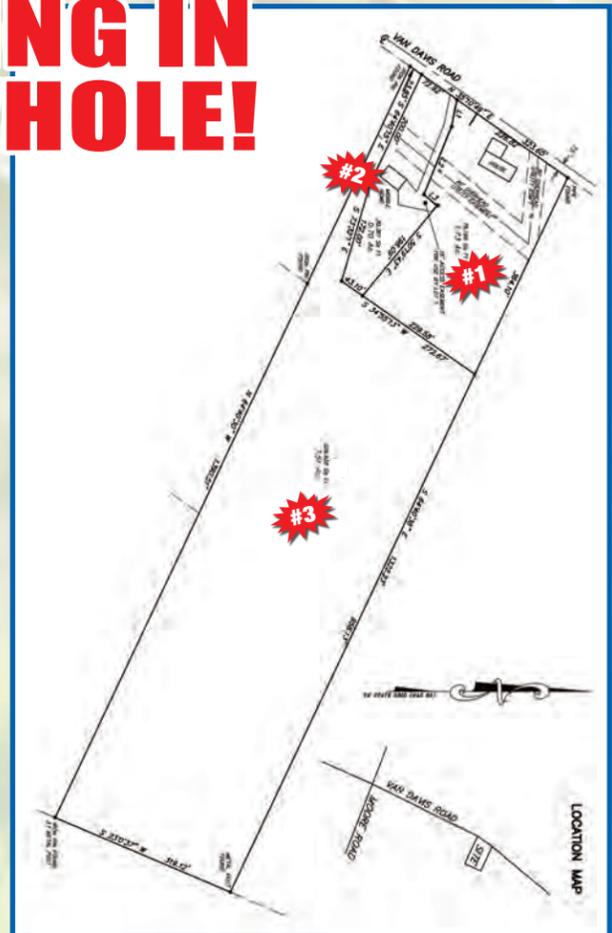
DON'T MISS IT!



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OOLTEWAH, TN 37363
423.238.5440

FIRM #1473
TBL #4553

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

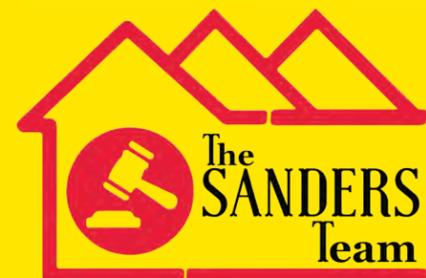


JOHN W. SANDERS, SR.
314.6001
TAL #4526 / AAL #1964
GAL #AUNR002746



JOHN W. SANDERS, JR.
314.5574
TAL #6256
AAL #5574

DIRECTIONS: From Chattanooga Take I-75 North to Cleveland Exit 25, Right on Hwy 60/Georgetown Rd., Right on No Pone Rd. and Continue onto Van Davis Rd. and Watch for Auction Signs!



TRACT #1

**1,633 SQ. FT. RANCHER WITH 3 BEDS/
2 BATHS SITUATED ON 1.73± ACRES**



**UPSTAIRS YOU HAVE A KITCHEN, LAUNDRY ROOM, 3
LARGE BEDROOMS AND 2 FULL BATHS. DOWNSTAIRS
YOU HAVE A FULL UNFINISHED BASEMENT**

RELAX & UNWIND ON THE SPACIOUS BACK PORCH



UPDATED KITCHEN



LARGE OWNER'S SUITE W/FULL BATH



PERSONAL PROPERTY ALSO BEING SOLD!!

**2007 - 33 FOOT WOLFPACK
BY CHEROKEE TOY HAULER**



1999 VIP 5.0 V8 MERCUISER



1997 GMC 2500 TRUCK



TRACT #2

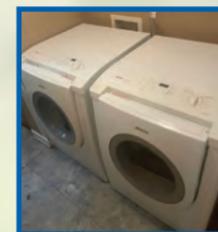
**INCOME PRODUCING
1994 MOBILE HOME
SITUATED ON .70± ACRES**



TRACT #3

**7.51± ACRE TRACT
- BUILD YOUR DREAM HOME!**

**ANTIQUES, FURNISHINGS,
HOUSEHOLD ITEMS
AND SO MUCH MORE!!**



GUNS, GUNS, GUNS!!



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

423.238.5440

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

SEE YOU AT THE AUCTION!