

# PUBLIC

ANOTHER JOHN SANDERS AUCTION

# AUCTION

SATURDAY, AUGUST 10TH • 10:30 AM

801 E 18TH AVE., CORDELE, GA

CRISP COUNTY

**GREAT INVESTMENT PROPERTY!**

**AUCTION PREVIEWS!**  
SUN., AUG. 4TH & FRI., AUG. 9TH  
2-4 PM



**PERSONAL PROPERTY SELLS ABSOLUTE! ANTIQUES, HOME FURNISHINGS, & MUCH MORE!!**



BUILT IN 1944, THIS ALL BRICK 2 BED/1 BATH HOME FEATURES 1,085± SQ. FT. OF LIVING SPACE ON A LEVEL, CORNER LOT. THE JEWEL OF THE PROPERTY IS THE 2-CAR DETACHED GARAGE WITH AN UPSTAIRS 1 BED/1 BATH APARTMENT FEATURING 638 SQ. FT. OF LIVING SPACE.

**COME SEE WHAT THIS PROPERTY HAS TO OFFER! YOU WON'T BE DISAPPOINTED!**

**BID LIVE & ONLINE AT:**

[www.apro.bid/affiliate/john-sanders-2462](http://www.apro.bid/affiliate/john-sanders-2462)



**DIRECTIONS:** Take I-75 South, Take Exit 101 Towards US-280/GA-30/GA-90/Cordele/Abbeville onto US-280 W (16th Avenue E), Left on S. Hickory St. & Watch for Auction Signs!

**DON'T MISS THIS SALE!**

FIRM #1473  
TBL #4553

5913 MAIN STREET • OOLTEWAH, TN 37363

Visit our Website for More Information at:

423.238.5440

[www.johnsandersauctions.com](http://www.johnsandersauctions.com)



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ESTATE LIQUIDATION SPECIALISTS, REAL ESTATE AND PERSONAL PROPERTY, COMMERCIAL PROPERTY, INDUSTRIAL, FARM & BUSINESS LIQUIDATIONS, MACHINERY AND HEAVY EQUIPMENT

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**AUCTION 423.238.5440**

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**2% BROKER PARTICIPATION OFFERED!**

## INVESTMENT PROPERTY!

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CORDELE, GA**

**CRISP COUNTY**

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For more information and photos or information on future sales, visit:  
[www.JohnSandersAuctions.com](http://www.JohnSandersAuctions.com)

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



### 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. If credit card is utilized a 5% credit card fee will apply.

**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.



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



JOHN W. SANDERS, SR.  
**314.6001**  
TAL #4526, AAL #5573,  
GAL #ALJNR002746



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



MOLLIE MAJORS

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