

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, JULY 19TH • 10:30 AM

651 LEBANON RD. NE, CLEVELAND, TN

BRADLEY COUNTY

3 BEDROOM/2 BATH HOME WITH SHOP BUILDING!

PUBLIC AUCTION!



LOOKING FOR A 3 BED/2 BATH HOME WITH A COUNTRY FEEL BUT NOT FAR FROM TOWN? THIS GREAT HOME HAS 1,320± SQ. FT. OF FINISHED LIVING SPACE, A TERRIFIC WRAP AROUND PORCH AND IS SITUATED ON .85± ACRES. IT ALSO HAS A 30X40 SHOP BUILDING ON THE PROPERTY. IF YOU HAVE A NEED FOR STORAGE, A WORKSHOP, OR A PLACE FOR YOUR HOBBIES THIS MIGHT JUST BE THE PLACE FOR YOU! THIS IS DEFINITELY A MUST-SEE HOME!

**AUCTION PREVIEWS!
SUN. JULY 13TH & FRI. JULY 18TH
2-4 PM**



**PERSONAL PROPERTY ALSO SELLS INCLUDING:
FURNITURE, HOUSEHOLD ITEMS, SHOP TOOLS & EQUIPMENT, RIDING MOWER & MORE!**

**BID LIVE & ONLINE AT:
www.apro.bid/affiliate/john-sanders-2462**

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

DIRECTIONS: From Keith St. Travel East on Inman St. to East on Hwy. 64, Left on Rymer Rd. NE, Left on Lebanon Dr. NE, Left on Old Parksville Rd. NE, Right on Lebanon Rd. NE & WATCH FOR AUCTION SIGNS!

DON'T MISS THIS SALE!

FIRM #1473
TBL #4553

5913 MAIN STREET • OOLTEWAH, TN 37363
423.238.5440

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!

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WITH SHOP BUILDING!**

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CLEVELAND, TN**

BRADLEY COUNTY

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SEE YOU AT THE AUCTION!



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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

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.

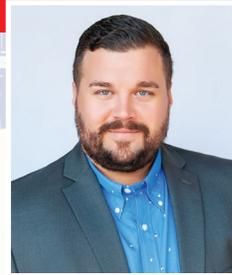
CLOSINGS: The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.

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.



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



JOHN W. SANDERS, JR.
314.5574
TAL #6256, AAL #5674



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



JOHN W. SANDERS, SR.
314.6001
TAL #4526, AAL #5673,
GAL #ALJNR002746



MOLLIE MAJORS

AUCTION PREVIEWS!

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