

ANOTHER JOHN SANDERS AUCTION

AUCTION

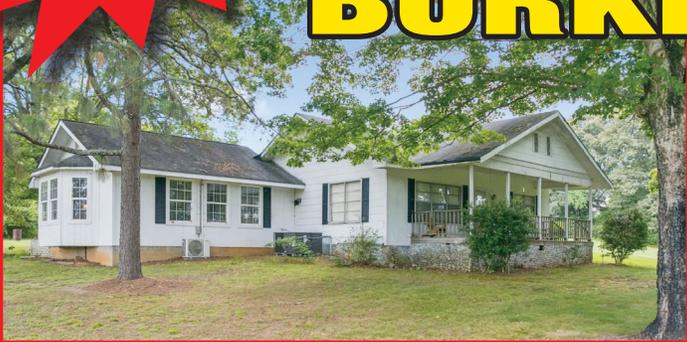
SATURDAY, AUGUST 23RD • 10:30 AM

10419 HWY. 58, OOLTEWAH, TN

HAMILTON COUNTY

BURKHART FARMS!

**AUCTION PREVIEW!
SUNDAY, AUGUST 17TH
2-4 PM**



FARMERS, INVESTORS, & DEVELOPERS PAY ATTENTION! 66± ACRES SELLING IN TRACTS OR AS A WHOLE! THIS PROPERTY, WHICH WAS FORMERLY A FLOWER FARM, INCLUDES THE ORIGINAL FARMHOUSE WHICH WAS



ABSOLUTE AUCTION!

BUILT IN 1920 AND OFFERS 2,188 SQ. FT. OF LIVING SPACE WITH 2 BEDS/1 BATH AS WELL AS SEVERAL BARN/SHEDS/BUILDINGS ON THE PROPERTY. WITH ALMOST 1,200 FT. OF ROAD FRONTAGE ON HWY. 58,



SELLING IN TRACTS OR AS A WHOLE!

THE POSSIBILITIES ARE ENDLESS! AFTER DECADES & GENERATIONS OF FAMILY OWNERSHIP BURKHART FARMS WILL BE SOLD TO THE HIGH BIDDER.

THIS IS DEFINITELY A MUST-SEE PROPERTY!

PERSONAL PROPERTY ALSO SELLS INCLUDING: 1987 CHEVY SILVERADO, RIDING MOWER, GLASSWARE & MORE!

BID LIVE & ONLINE AT:

www.apro.bid/affiliate/john-sanders-2462

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

DIRECTIONS: From Chattanooga Travel Hwy. 153 North to North on Hwy. 58. Property is located north of Polly Pond Rd. on the Left. WATCH FOR AUCTION SIGNS!

DON'T MISS THIS SALE!

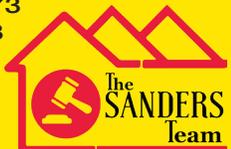
FIRM #1473
TBL #4553

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
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AUCTION 423.238.5440

Call us for all your auction needs!

BURKHART FARMS!

AUG. 23RD • 10:30 AM

**10419 HWY. 58
OOLTEWAH, TN**

HAMILTON COUNTY

**PERSONAL PROPERTY ALSO
SELLING INCLUDING 1987 CHEVY
SILVERADO, RIDING MOWER,
GLASSWARE, AND MORE!**

SEE YOU AT THE AUCTION!



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. 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 #ALINR002746



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



MOLLIE MAJORS

