

Absolute Auction- Live Onsite

3 BR 2 Bath Brick Home with Full Basement on .98 Acre Lot

106 Shepherd Hills Drive Madison TN. 37115

Thursday December 11, at 11:00 AM

For More Photos and Complete Auction Terms [Click HERE](#)



Date:	Thursday December 11th at 11:00 AM (Registration begins at 9:30 AM, bidding begins at 11:00 AM)
Inspection Time:	Property may be viewed on Auction date from 9:30 AM until Close of Auction
Location & Directions:	106 Shepherd Hills Drive Madison TN. 37115 From Downtown Nashville take I-65 N to Exit 96 Rivergate Pkwy. Go Right. Then Left onto Gallatin Pike. Right onto Shepherd Hills Drive. Property will be on the Right.

<p>Description:</p>	<p style="text-align: center;">Location! Location! Location! Rare Find!</p> <p style="text-align: center;">3 Bedroom* 2 Bath* All Brick Home* Full Basement* Living Room* Dining Room* Eat-in Kitchen* Den with Fireplace* Additional Den/Sunroom* Beautiful Hardwood Floors * Huge Covered Deck* 3 outbuildings* Concrete Driveway* Close to Rivergate Mall* 20 Minutes to Downtown Nashville* 25 minutes to Nashville International Airport* Nearby Restaurants* All nestled in a quiet neighborhood on a .98 Acre Lot* No HOA*</p> <p style="text-align: center;">Properties Like This Don't Come Along at Absolute Auction Often. So Don't Miss This Sale!</p> <p style="text-align: center;">This is your chance to own Prime Property in Middle TN and Buy at YOUR PRICE! Rent it – Flip it – Move in it – You Decide!!</p> <p style="text-align: center;">Just Think of the Possibilities! Make Plans NOW to BE THERE!</p>
<p>Terms:</p>	<p>Auction Terms: 10% Buyer's Premium to be added to the final bid to establish the purchase price. The successful bidder will be required to put down a 10% (of the Purchase Price) NON-REFUNDABLE deposit and sign a sales contract with all pertinent addenda. Balance will be due at closing on or before January 9th, 2026. Make all financial arrangements prior to the sale as we are selling for CASH with NO Contingencies. The seller will provide a general warranty deed and insured title.</p> <p>Att: Realtors: A 2% (of the bid amount) Referral will be offered to a properly licensed Realtor who pre-registers the successful bidder at least 24 hours in advance and is present at the sale. <u>NO EXCEPTIONS!</u> Registration form at: https://timbrewer.com/default.asp.pg-ForRealtors.</p> <p>Announcements made day of sale take precedence over printed and internet material.</p>
<p>Referring Agent:</p>	<p>Joyce Wright Crye-Leike Hendersonville</p>
<p>For More Info Contact:</p>	<p>Tim Brewer Master Auctioneer, CRS, GRI, SRES, C2EX, VP 383 E Main St. Suite 100 Hendersonville TN. 37075 Direct Line: 615-424-9711 Office: 615-824-8008 Ext. 11101</p> <p>Tim@TimBrewer.com</p> <p>Click Here for more information and photos</p>

All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.
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