

ANOTHER JOHN SANDERS AUCTION

# AUCTION

**SATURDAY, MARCH 28TH • 10:30 AM**

**1634 LAKEMONT DR • HIXSON, TN**

HAMILTON COUNTY

**LOCATION, LOCATION, LOCATION!**

**POPULAR RIDGE LAKE NORTH SUBDIVISION!**

**PUBLIC AUCTION!**



**1,955± SQ. FT.**

**AUCTION PREVIEW!  
SUNDAY, MARCH 22ND  
2-4 PM**

**WELL-MAINTAINED HOME!**



**1999 FORD RANGER**

**SPLIT FOYER FLOORPLAN FEATURING SPACIOUS LIVING ROOM WITH SOARING CEILING, EAT-IN KITCHEN, DINING AREA, 3 BED/2.5 BATHS. BASEMENT FEATURES A DEN WITH FIREPLACE, LAUNDRY ROOM, HALF BATH & 2-CAR GARAGE!**



**PERSONAL PROPERTY SELLING ABSOLUTE!**

**HOUSEHOLD FURNISHINGS, HOME DECOR, ANTIQUES, TOOLS & MORE!**

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

**DIRECTIONS:** Take Hwy. 153 North, Right on Hamill Rd., Left on Cassandra Smith, Right on Hixson Pk., Right on Big Ridge, Right on Ridge Lake Rd., Left on Ridge Lake Rd. & WATCH FOR AUCTION SIGNS!

**SEE YOU AT THE AUCTION!**

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!**

**3 BED/2.5 BATH HOME  
W/1,955± SQ. FT.!**

**RIDGE LAKE NORTH!**

**MARCH 28TH  
10:30 AM**

**1634 LAKEMONT DR.  
HIXSON, TN**

**HAMILTON COUNTY**

**PERSONAL PROPERTY  
ALSO SELLING ABSOLUTE!**



5913 MAIN STREET  
OLTEWAH, TN 37363  
423.238.5440

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,  
GAL #AJLNRO0679



JOHN W. SANDERS, SR.  
**314.6001**  
TAL #4529, AAL #5573,  
GAL #AJLNRO02746



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



MOLLIE MAJORS

**PREVIEW DATE!  
SUNDAY, MARCH 22ND • 2-4 PM!**

