

ANOTHER JOHN SANDERS AUCTION

# AUCTION

SATURDAY, NOVEMBER 22ND • 10:30 AM

5894 HWY. 411 SOUTH, CHATSWORTH, GA

MURRAY COUNTY

## INVESTORS PAY ATTENTION!

**AUCTION PREVIEW!**  
SUNDAY, NOVEMBER 16TH  
2-4 PM



THIS PROPERTY HAS IT ALL! THIS 3 BED/2.5 BATH HOME HAS A COUNTRY FEEL BUT IS JUST MINUTES FROM TOWN. WITH 2,342± SQ. FT. OF FINISHED LIVING SPACE, A ROCKING CHAIR FRONT PORCH AND AN UPSTAIRS COVERED REAR PORCH



WHERE YOU CAN RELAX & UNWIND PLUS A 32X36 BARN ON 1.32± ACRES. IT ALSO HAS A 4,332± SQ. FT. SHOP BUILDING ON THE PROPERTY. IF YOU HAVE NEED FOR STORAGE, A WORKSHOP, OR A PLACE FOR YOUR HOBBIES THIS MIGHT JUST BE THE PLACE FOR YOU!

**PUBLIC AUCTION!**



**THIS IS DEFINITELY A MUST-SEE PROPERTY!**

**PERSONAL PROPERTY ALSO SELLS INCLUDING: FURNITURE, HOUSEHOLD ITEMS, & MORE!!**

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

**DIRECTIONS:** From Chattanooga Travel I-75 South, Take Exit 336A-B Towards Dalton/Rocky Face onto US-41, Left onto Chatsworth Rd., Right on Clarence Ridley Pkwy., Right on GA-225, Left on Smyrna Church Rd., Right on Smyrna Ramhurst Rd., Right on US-411 & 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](http://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!**

## ATTENTION INVESTORS!

**3 BED/2.5 BATH HOME WITH SHOP & BARN!**

**NOV. 22ND • 10:30 AM**

**5894 HWY. 411 SOUTH CHATSWORTH, GA**

**MURRAY COUNTY**

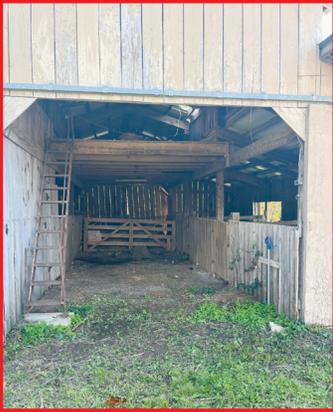
**PERSONAL PROPERTY ALSO SELLING INCLUDING FURNITURE, HOUSEHOLD ITEMS & MORE!**

**SEE YOU AT THE AUCTION!**



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OOLTEWAH, TN 37363  
423.238.5440

For more information and photos or information on future sales, visit:  
[www.JohnSandersAuctions.com](http://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 based 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 #AUNR00679



JOHN W. SANDERS, SR.  
**314.6001**  
TAL #4529, AAL #5573,  
GAL #AUNR002746



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



MOLLIE MAJORS

**AUCTION PREVIEW!**  
**SUNDAY, NOVEMBER 16TH • 2-4 PM**

