

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, JUNE 12TH • 10:30 AM

TRACT #1



TRACT #2



TRACT #3



AUCTION PREVIEW!
JUNE 6TH • 2-4 PM

SELLING IN TRACTS OR AS A WHOLE!

LOOKING FOR A ONE LEVEL HOME
THAT IS CONVENIENT TO TOWN?
HOW ABOUT 3 OF THEM!

Tract 1 - 1110 SUNSET TRAIL NE

Tract 2 - 1120 SUNSET TRAIL NE

Tract 3 - 1140 SUNSET TRAIL NE

CLEVELAND, TN / BRADLEY COUNTY

THESE 3 GREAT PROPERTIES WOULD
MAKE A GREAT INVESTMENT OR PLACE
TO LIVE! EACH HOME FEATURES 3
BEDROOMS/1 BATH. ALL 3 PROPERTIES
ARE ALSO CURRENTLY RENTED! YOU
WON'T WANT TO MISS THIS SALE!

SEE YOU AT THE AUCTION!



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

5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440



JOHN W. SANDERS, SR.
314.6001
TAL #4526 / AAL #1964
GAL #AJUNR002746



JOHN W. SANDERS, JR.
314.5574
TAL #6256

DIRECTIONS: Travel TN-60/25th St. East, Take the Overhead Bridge Rd. Ramp, Left on Overhead Bridge Rd., Left on Sunset Trail & Watch for Auction Signs!

FIRM #1473
TBL #4553

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!

2% BROKER PARTICIPATION OFFERED!

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OR AS A WHOLE!

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TRACT #1 1110 SUNSET TRAIL NE

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CLEVELAND, TN

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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

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

YOU DON'T WANT TO MISS THIS SALE!



JOHN W. SANDERS, JR.
314.5574
AUCTIONEER



JOHN W. SANDERS, SR.
314.6001
AUCTIONEER

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.

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.



MOLLIE MAJORS
OFFICE MANAGER

DON'T MISS OUR AUCTION PREVIEW:
SUNDAY, JUNE 6TH • 2-4 PM

