

## **PUBLIC AUCTION**

**SATURDAY, SEPTEMBER 28th, 2019**

**10:30 A.M.**

**4630 SHALLOWFORD RD & AIRPORT RD**

CHATTANOOGA, TN

HAMILTON COUNTY

8.4+- Acres Zoned M-1 & Office Building to be Offered in Tracts or as a Whole! This highly visible corner property is located at the traffic light on the corner of heavily traveled Shallowford Road & Airport Road and adjacent to the South Chickamauga Creek Canoe Launch. This property is selling in 2 tracts or as a whole. Tract #1 Features 1.76+- acres with a 2,530 +- square foot office building. Tract #2 features 7.07+- acres. Both tracts have access to both Shallowford & Airport Roads.

You won't want to miss this sale . . . See you at the  
Auction!

**Directions from Chattanooga:** From I-75, Take 153 North,  
Take Shallowford Rd Exit and Turn Left. Property will be on  
the left at the corner of Airport & Shallowford Rd. Watch for  
Auction Signs!

**3% BROKER PARTICIPATION OFFERED!**

**DRIVE BY ANY TIME TO PREVIEW THIS PROPERTY  
OR CONTACT AN AUCTIONEER FOR MORE  
INFORMATION OR TO SCHEDULE A SHOWING!**

**See you at the Auction!!**

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

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CRYE-LEIKE REALTORS

5913 MAIN STREET, OOLTEWAH, TN 37363

JOHN SANDERS, SR.: 423.314.6001

TAL #4526, AAL #1964, GAL #AUNR002746

JOHN SANDERS, JR.: 423.314.5574

TAL #6256

## CRYE-LEIKE AUCTIONS

FIRM #1473

TBL #4553

### TERMS & CONDITIONS OF THE AUCTION AND 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.