

# 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% BROKER PARTICIPATION OFFERED!**

**WATERFRONT  
5 BEDROOM HOME!**

PLUS ADDITIONAL LOT SELLING SEPERATELY!

**JULY 15TH • 10:30 AM**

137 COUNTY RD. 8 & 0 COUNTY RD. 8  
CALHOUN, TN  
MCMINN COUNTY

PERSONAL PROPERTY  
ALSO BEING SOLD!



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

For more information and photos or information on future sales, visit:  
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**BID LIVE & ONLINE at  
[www.apro.bid/affiliate/john-sanders-2462](http://www.apro.bid/affiliate/john-sanders-2462)**

CALL FOR MORE INFORMATION OR  
TO SCHEDULE A PRIVATE SHOWING!

OFFICE: 423.238.5440 JOHN SR: 423.314.6001 JOHN JR: 423.314.5574

### 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 or 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



JOHN W. SANDERS, SR.  
314.6001



WE'LL  
SEE YOU  
AT THE  
AUCTION!



MOLLIE MAJORS



**DON'T MISS OUR AUCTION PREVIEWS:  
SUN. JULY 2ND, SUN. JULY 9TH  
& FRI. JULY 14TH • 2 - 4 PM**



# ANOTHER JOHN SANDERS AUCTION

# AUCTION

**SATURDAY, JULY 15TH • 10:30 AM**

137 COUNTY RD. 8 & 0 COUNTY RD. 8, CALHOUN, TN  
MCMINN COUNTY

**PUBLIC  
AUCTION**

**WATERFRONT HOME!**



4,240±  
SQ. FT.

LIVE ONLINE  
BIDDING  
AVAILABLE!

**AUCTION PREVIEWS!  
SUN. JULY 2ND,  
SUN. JULY 9TH &  
FRI. JULY 14TH  
2-4 PM**



**BOAT HOUSE W/1 BOAT  
LIFT & 2 SLIPS!**

**5 BEDROOMS, 3 FULL & 2 HALF BATHS!**

MAIN FLOOR HAS GREAT ROOM W/ STACKED STONE FIREPLACE, DINING AREA, GORGEOUS KITCHEN, GUEST BEDROOM & BATH, HOME OFFICE, POWDER ROOM, PRIMARY SUITE W/ ENSUITE BATH, PLUS 3-CAR GARAGE. DOWNSTAIRS HAS 3 SPACIOUS GUEST ROOMS, GUEST BATH, DEN & 2ND FULL KITCHEN, PLUS STORAGE ROOM & UTILITY GARAGE.

**TO THE LEFT OF HOME IS 1.14± ACRE LOT W/ 102 FT. WATER FRONTAGE W/RV CARPORT!**

★ ★ TRACTS WILL BE OFFERED SEPARATELY! ★ ★

PERSONAL PROPERTY ALSO SELLING!



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FIRM #1473  
TBL #4553

Visit our Website for More Information at:  
[www.johnsandersauctions.com](http://www.johnsandersauctions.com)

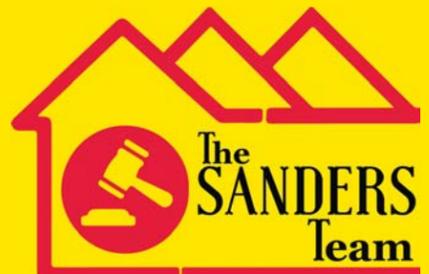


JOHN W. SANDERS, SR.  
314.6001  
TAL #4526 / AAL #1964  
GAL #AUNR002746



JOHN W. SANDERS, JR.  
314.5574  
TAL #6256  
AAL #5574

**DIRECTIONS:** From Cleveland travel I-75 North & take Exit 36. Turn left off the exit onto Hwy. 163, Left on County Rd. 1, Right on County Rd. 2, Left on County Rd. 5, and Watch for Auction Signs!





SCREENED PORCH LENGTH OF HOME ACCESSIBLE FROM MULTIPLE ROOMS



LOWER LEVEL DECK



1.14± ACRE TRACT W/102 FT WATER FRONTAGE INCLUDING RV CARPORT WILL BE SELLING SEPARATELY



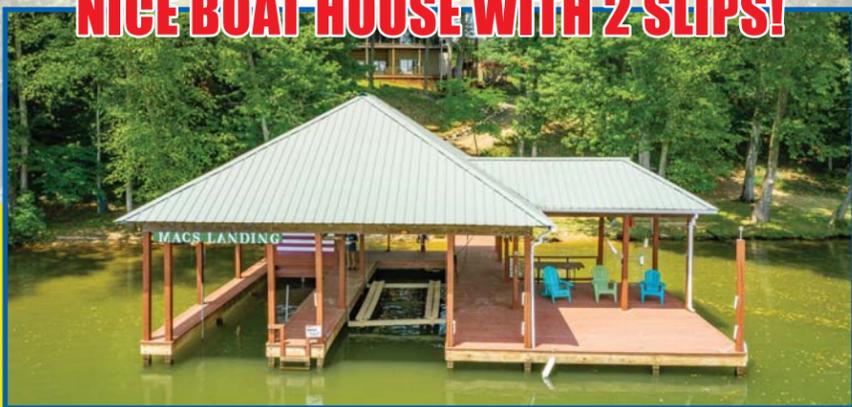
HUGE GREAT ROOM W/STACKED STONE FIREPLACE



FULL 2ND KITCHEN!



NICE BOAT HOUSE WITH 2 SLIPS!



# PERSONAL PROPERTY ALSO BEING SOLD!!



2007 MOTOR HOME



TRI-TOON BOAT



SEA DOO



ANTIQUES, TOOLS, HOME FURNISHINGS, HOUSEHOLD ITEMS & MUCH MORE!!!



YAMAHA RHINO 660



GUNS!

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

**423.238.5440**

COME SEE US!  
YOUR PROFESSIONAL AUCTION TEAM!

# YOU DON'T WANT TO MISS IT!