

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!

EXECUTIVE ESTATE HOME

5 BEDS/6 BATHS/3 KITCHENS!

PLUS 2 ADDITIONAL LOTS!

SELLING IN TRACTS OR AS A WHOLE!

JULY 29TH • 10:30 AM

**214 COUNTY RD. 1121
ATHENS, TN**

MCMINN COUNTY

**SPECIAL EDITION 2013 CHEVY
CAMARO ALSO BEING SOLD!**



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

For more information and photos or information on future sales, visit:
www.JohnSandersAuctions.com

BID LIVE & ONLINE at
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:

**SUNDAY, JULY 16TH
& SUNDAY, JULY 23RD
2 - 4 PM**



ANOTHER JOHN SANDERS AUCTION

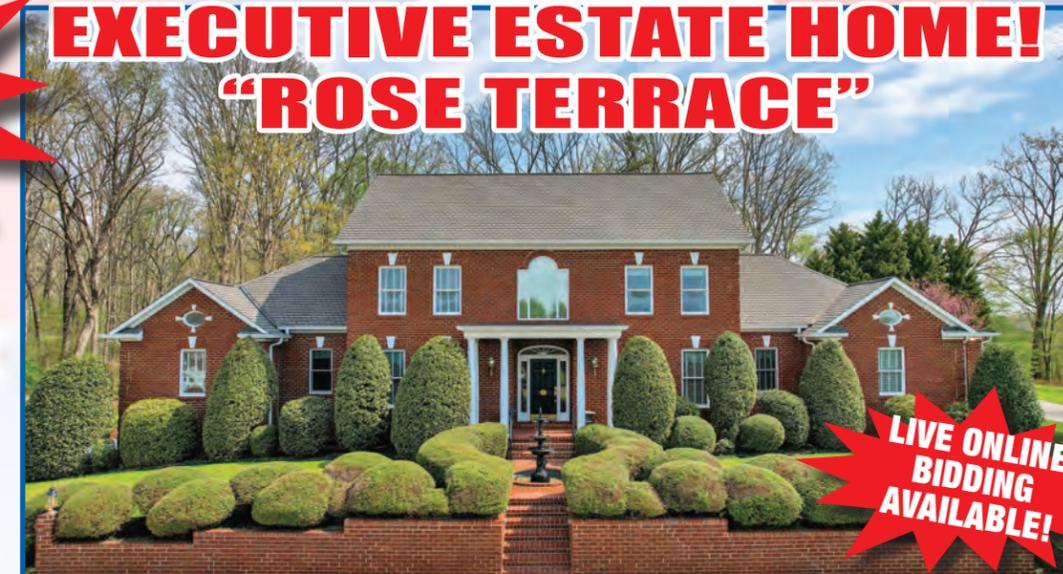
AUCTION

SATURDAY, JULY 29TH • 10:30 AM

214 COUNTY RD. 1121 & 2 LOTS ON COUNTY RD. 1121, ATHENS, TN

MCMINN COUNTY

**EXECUTIVE ESTATE HOME!
"ROSE TERRACE"**



3 KITCHENS, 5 BEDROOMS, 6 BATHS, 2 TWO-CAR GARAGES!

**THIS HOME IS
SITUATED ON A
.75± ACRE LOT
IN WOODRIDGE
SUBDIVISION
AND PERFECT FOR**

**MULTI-GENERATIONAL LIVING AND W/6,700± SQ. FT. THERE'S ROOM
FOR EVERYONE. GORGEOUS LANDSCAPING DRAWS YOUR ATTENTION
TO THE BEAUTIFUL FOUNTAIN AND ENTRY TO THIS ALL-BRICK HOME.**

ADJOINING .70± ACRE LOT & .75± ACRE LOT ACROSS THE STREET ALSO BEING OFFERED!

★ ★ TRACTS SELLING SEPARATELY OR AS A WHOLE! ★ ★

SPECIAL EDITION 2013 CHEVY CAMARO ALSO SELLING!



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OOLTEWAH, TN 37363
423.238.5440

FIRM #1473
TBL #4553

Visit our Website for More Information at:
www.johnsandersauctions.com

**PUBLIC
AUCTION**

**LIVE ONLINE
BIDDING
AVAILABLE!**



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



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

DIRECTIONS: From I-75 take Exit 42 toward Riceville. Turn onto US-11 (toward Athens). Left onto County Rd. 1121 into Woodridge Estates. Right at the first fork to the right and Watch for Auction Signs!



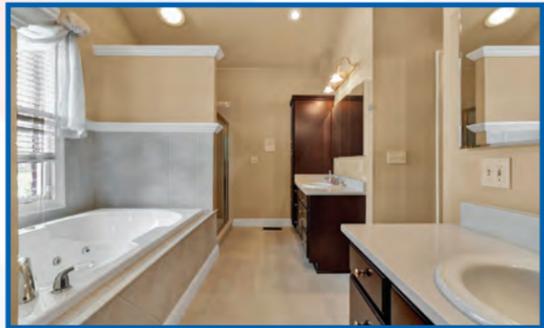
MAIN FLOOR FEATURES FORMAL LIVING & DINING SPACES, GREAT ROOM, KITCHEN, LAUNDRY ROOM, PANTRY, MASTER SUITE W/ENSUITE BATH, AN OFFICE, GUEST BATH, IN-LAW SUITE WITH ITS OWN KITCHEN, PLUS MAIN FLOOR DOUBLE GARAGE & QUIET PATIO AREA OUT BACK FOR ENTERTAINING!



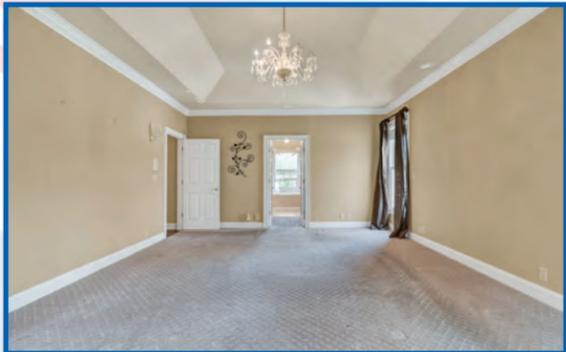
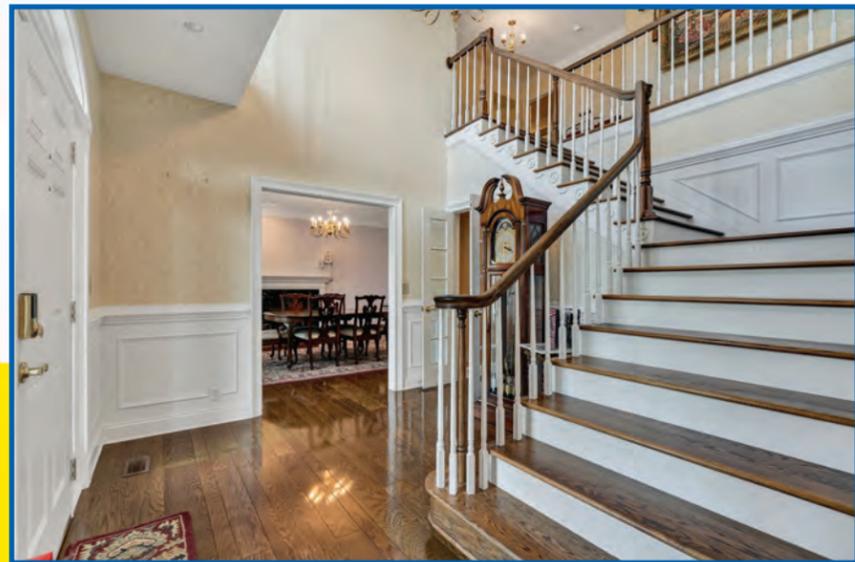
HUGE GREAT ROOM W/STACKED STONE FIREPLACE AND WOODEN BEAMED CEILING



GUEST BATH W/VINTAGE CLAW BATHTUB



UPSTAIRS YOU WILL HAVE GUEST ROOMS, GUEST BATHS, IN ADDITION TO A LIBRARY/OFFICE AREA.



DOWNSTAIRS LIVING SPACE W/KITCHEN, FAMILY ROOM, BEDROOM, FULL BATH, PLUS ACCESS TO UNFINISHED STORAGE SPACE AND LOWER-LEVEL DOUBLE GARAGE!



ALSO SELLING 2 LOTS!



BEAUTIFUL LANDSCAPED ENTRYWAY!



2013 CHEVROLET CAMARO

2SS/RS HOT WHEELS EDITION WITH AN LS3 6.2L V8 WITH 6 SPEED AUTOMATIC TRANSMISSION WITH PADDLE SHIFTERS. #143 OF 559 AUTOMATIC COUPES WITH THE HOT WHEELS PACKAGE AS WELL AS #143 OF 1524 FOR THE ENTIRE HOT WHEELS SPECIAL EDITION GROUP!

YOU DON'T WANT TO MISS THIS SALE!

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

423.238.5440

COME SEE US!
YOUR PROFESSIONAL AUCTION TEAM!