

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, NOVEMBER 19TH • 10:30 AM

2 SALES FROM ONE LOCATION!

2345 BLACKBURN RD. SE • CLEVELAND, TN

BRADLEY COUNTY

PUBLIC AUCTION!

SALE #1



1,232± SQ. FT. 2 BED/3 BATH HOME OVER AN UNFINISHED BASEMENT!

BRICK HOME ON .65± ACRE LOT. PLENTY OF UNFINISHED STORAGE SPACE OR POTENTIAL LIVING SPACE IN BASEMENT ALONG WITH SINGLE GARAGE. POOL AND DETACHED GARAGE OUT BACK.



SALE #2



ROAD FRONTAGE ON BOTH KING ST. & BLACKBURN RD.

AUCTION PREVIEW! NOV. 13TH • 2-4 PM



SALE WILL TAKE PLACE AT 2345 BLACKBURN RD.

INVESTORS & BUILDERS TAKE NOTE! 1.99± ACRE LOT ON KING ST. SE ZONED R-2. LOTS OF POTENTIAL!

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 #AUNR002746



JOHN W. SANDERS, JR.
314.5574
TAL #6256

DIRECTIONS: From South Lee Hwy, Travel APD-40 East, Right on King St., Left on Buchanan Rd. SE & Watch for Auction Signs!

FIRM #1473
TBL #4553

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



ANOTHER JOHN SANDERS AUCTION

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Call us for all your auction needs!

2% BROKER PARTICIPATION OFFERED!

2 GREAT SALES FROM SAME LOCATION!

SATURDAY NOV. 19TH • 10:30 AM

2345 BLACKBURN RD. SE CLEVELAND, TN

SALE #1 2 BED/3 BATH RANCHER W/UNFINISHED BASEMENT

SALE #2 1.99± ACRE LOT ZONED R-2

SEE YOU AT THE AUCTION!



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OLTEWAH, TN 37363
423.238.5440

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

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.



JOHN W. SANDERS, JR.
314.5574
AUCTIONEER



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314.6001
AUCTIONEER

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



MOLLIE MAJORS
OFFICE MANAGER

**DON'T MISS OUR AUCTION PREVIEW:
SUNDAY, NOV. 13TH • 2-4 PM**

