

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, JULY 24TH • 10:30 AM

HOME & DETACHED GARAGE
PLUS PERSONAL PROPERTY!

604 GEORGETOWN ROAD NW • CLEVELAND, TN

BRADLEY COUNTY

**PUBLIC
AUCTION!**



**AUCTION PREVIEW!
JULY 18TH • 2-4 PM**

**3 BED, 1 BATH
HOME FEATURING
1,130± SQ. FT.
WITH A
DETACHED
GARAGE. THIS
PROPERTY
WOULD MAKE
A GREAT HOME
OR INVESTMENT
PROPERTY!**

**PERSONAL PROPERTY SELLING ABSOLUTE INCLUDING:
Household Items & Large Selection of Snap-On Tools!**

SEE YOU AT THE AUCTION!



5913 MAIN STREET
COLTEWAH, TN 37363
423.238.5440



JOHN W. SANDERS, SR.
314.6001
TAL #4526 / AAL #1984
GAL #AUNR002746



JOHN W. SANDERS, JR.
314.5574
TAL #6256

DIRECTIONS: Travel South on Keith St., Right on Willow St., Left on Georgetown Rd. & Watch for Auction Signs!

FIRM #1473
TBL #4553

Visit our Website for More Information at:
www.johnsandersons.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!

**3 BED/1 BATH HOME &
DETACHED GARAGE!**

**SATURDAY
JULY 24TH
10:30 AM**

**604 GEORGETOWN RD NW
CLEVELAND, TN**

**PERSONAL PROPERTY
ALSO SELLING ABSOLUTE!
SEE YOU AT THE AUCTION!**



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

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!**

GREAT INVESTMENT PROPERTY!



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, JULY 18TH • 2-4 PM**

