

# 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! CONTACT AUCTIONEER FOR DETAILS!**

**BEAUTIFULLY  
UPDATED & SPACIOUS  
TOWNHOME!**

**6768 HICKORY MANOR CIRCLE  
CHATTANOOGA, TN**

**3,200 SQ. FT.  
END UNIT LOT!**

**IN THE HEART OF EAST BRAINERD!**



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

For more information and photos or information on future sales, visit:  
[www.JohnSandersAuctions.com](http://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 6% 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.

**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



JOHN W. SANDERS, SR.  
314.6001  
AUCTIONEER



**WE'LL  
SEE YOU  
AT THE  
AUCTION!**



MOLLIE MAJORS  
OFFICE MANAGER



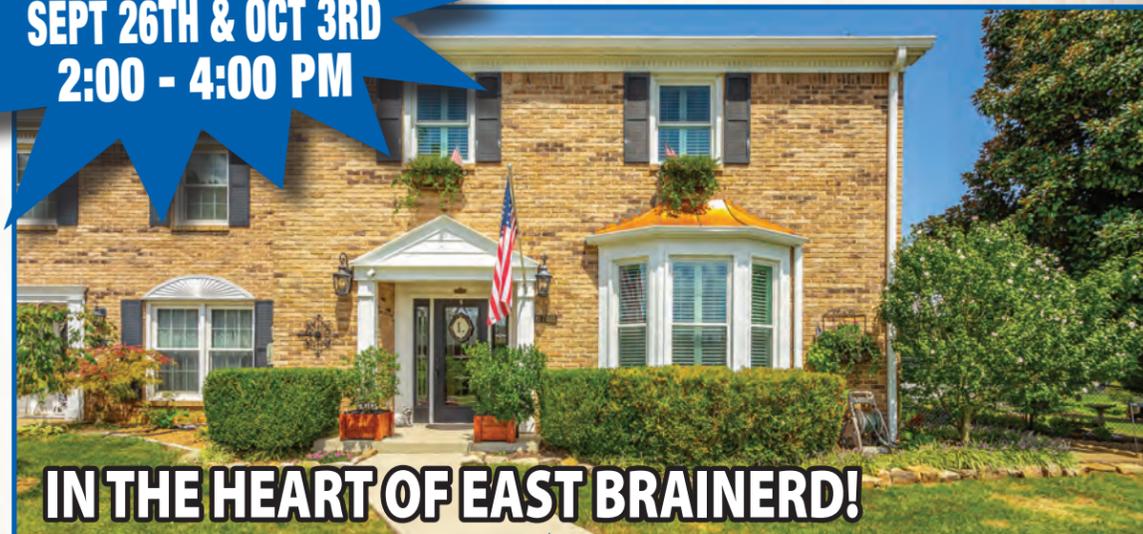
ANOTHER JOHN SANDERS AUCTION

# AUCTION

**SATURDAY, OCT 9TH • 10:30 AM**

6768 HICKORY MANOR CIRCLE, CHATTANOOGA, TN  
HAMILTON COUNTY

**PREVIEWS!  
SEPT 26TH & OCT 3RD  
2:00 - 4:00 PM**



**IN THE HEART OF EAST BRAINERD!**



**GATED ENTRY!**

**PUBLIC  
AUCTION!**



**LARGE SPACIOUS LAWN!**

**BEAUTIFULLY  
UPDATED  
& SPACIOUS  
TOWNHOME  
featuring  
3,200 SQ. FT.  
OF LIVING  
SPACE ON AN  
END UNIT LOT  
THAT IS  
.81± ACRES  
IN SIZE!**

**DIRECTIONS:** From East Brainerd Rd. Turn onto Hickory Valley Rd., Left into Hickory Valley Manor, Right at Entrance. Property will be on the Right. Watch for Auction Signs!



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

JOHN W. SANDERS, JR. 314.5574  
TAL #6256



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

FIRM #1473  
TBL #4553

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



**DON'T MISS OUR AUCTION PREVIEWS:  
SUNDAY, SEPT 26TH  
& SUNDAY, OCT 3RD  
2:00 - 4:00 PM**

**CALL FOR MORE INFORMATION  
OR TO SCHEDULE A PRIVATE SHOWING!**

OFFICE: 423.238.5440 JOHN SR: 423.314.6001 JOHN JR: 423.314.5574

**DON'T MISS OUR AUCTION PREVIEWS:**

# BEAUTIFUL 3,200 SQ. FT. TOWNHOME in the Heart of East Brainerd!

**FORMAL & CASUAL  
LIVING AREAS!**



**FORMAL  
DINING**

MAIN FLOOR INCLUDES BOTH FORMAL & CASUAL LIVING SPACES AS WELL AS FORMAL DINING. THE UPDATED EAT-IN KITCHEN HAS A PASS THRU TO A HUGE FAMILY ROOM WITH BUILT-INS, A WOOD STOVE FIREPLACE INSERT & BEAUTIFUL SLIDING DOORS LEADING TO THE SPACIOUS SUNROOM. YOU ALSO HAVE AN OFFICE, 2 POWDER ROOMS & LAUNDRY LOCATED ON THE MAIN FLOOR.

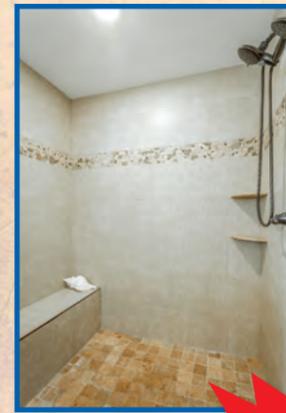


**9-FT CEILINGS  
W/CROWN  
MOLDING**

**HARDWOOD & TILE FLOORS THROUGHOUT THE HOME**



**EAT-IN KITCHEN**



**MASTER BATH W/SOAKING TUB,  
DOUBLE VANITIES, & SEPARATE  
SHOWER**

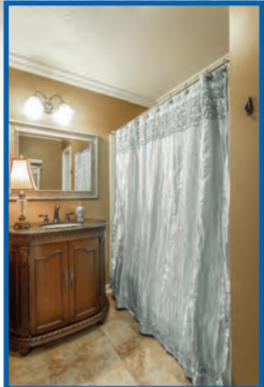
**MASTER  
SUITE WITH  
SPA-LIKE BATH**



**LARGE MASTER SUITE PLUS AN EQUALLY  
SPACIOUS GUEST ROOM W/PRIVATE FULL BATH.**



**OFFICE, 2 POWDER ROOMS  
& LAUNDRY ON MAIN FLOOR**



**SLIDING GLASS DOORS LEADING TO SUNROOM**



**ATTACHED 25X26 GARAGE WITH  
WALKUP STORAGE AND EPOXY  
COATED FLOORS. LEVEL LAWN  
W/OUTDOOR PATIO, PERGOLA,  
AND FIREPIT AREA.**



**SPACIOUS OUTDOOR LIVING!**

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

**423.238.5440**

COME SEE US!  
YOUR PROFESSIONAL AUCTION TEAM!