

NO BUYER'S PREMIUM!

ESTATE AUCTION



Saturday, Dec. 1, 2018 @ 10:00 A.M.

NICE BRICK HOUSE, 3 BEDROOMS, 2 FULL BATHS WITH 2-CAR CARPORT/BREEZEWAY, DETACHED SHOP ON NICE LOT

Estate of the late Ms. Martha J. Hall, owners

Location: 624 East Broad Street Smithville TN -- inside the City Limits. (Look for orange auction signs)

IMPROVEMENTS INCLUDE:

Nice entrance foyer, large living room with fireplace, formal dining room, large kitchen with eat-in bar, built-in china cabinet and plenty of cabinet space, nice family room, office or library with built-in book cases, hallway, utility room, 2 full ceramic tile bathrooms (one off the master bedroom), 3 nice size bedrooms one being a large master bedroom, plenty of closet space, C.H.&A, a large 2-car carport breezeway with large storage space on the side, paved driveway, beautiful landscaping. Detached work shop, used for a dog grooming station that has water with large sink for bathing animals, wall air condition unit, shelf. The back yard is fenced with a chain link and privacy fence.

And there is much more that you will need to see for yourself to understand how nice this property really is!

Auctioneers Note: This is a very nice brick house only on the market due to Ms. Martha Hall's death. This house seems to be in very nice condition and very clean but you the buyer will need to look at it and make your own inspection. **Make sure to be at this auction on Saturday, December 1st at 10:00 AM and be ready to buy this nice house.** Be on time because the house is all that will auction!

Real estate is all that will auction. Don't be late!



Front View



Attached Carport/Breezeway



Back View



Work Shop



Interior of Work Shop



Fenced Back Yard



Master Bath

Terms: 15% down payment the day of auction and sign a purchase agreement, balance due with deed within 45 days. **Taxes:** for 2018 will be paid by seller. **Possession:** with deed at closing

Lead BasePaint Wavier: Any building built prior to 1978 may contain lead based paint. Prospective buyers may have this property inspected prior to sale date at buyer's expense. Buyer to sign inspection waiver.

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