

NO
BUYER'S
PREMIUM!

AUCTION



Saturday, Sept. 7, 2019 @ 10:00 A.M.

Nice 19.75 Acres in 2 Tracts "UNRESTRICTED"

Location: 507 Dan Jones Rd., McMinnville TN

Directions: From Hwy.70 and Yager Road in McMinnville, at Walmart red light go 3.9 miles to Three Way Stop and turn left on Short Mtn. Road. Go 3.9 miles then turn left on Knight Rd. then go .4 of a mile and turn right on Dan Jones Road. Go .5 miles to auction on right. You can also come in off Short Mtn Road, the grammar school, or off Hwy 70 at West Green Hill Road. Look for orange auction signs.



Tract #1, 8.47 Acres +/-



Tract #2, 11.28 Acres +/-



PLAT ON BACK

Tract No. 1 will be **8.47 Acres +/-**, with good frontage and a well on property. Utility water available at road. This tract has a beautiful building site and also has an older trailer on it that can be used for storage or moved to back of property for different uses.

Tract No. 2 will be **11.28 Acres +/-**, with long road frontage and a older houses that was started years ago. The house has a basement that can be used to start another house or make a good garage by taking the old house off then putting on a roof. This is a beautiful place to put your dream home.

We reserve the right to regroup with a 5% combined raise.

Auctioneer's Note: This farm has had a good survey done and a clean up which you can't believe unless you look it over. Go out and drive over it, just watch where the dozier has pushed out the fence rows and make sure to not get in a hole. I think this farm is more solid ground than most people have thought after it is cleaned up. The ground seems to be real fertile. Very seldom do you get a chance to buy small acreage that is unrestricted in any area with good building sites close to all major towns including McMinnville, Smithville, Woodbury, or even Murfreesboro and Nashville.

Terms: 15% down payment day of auction balance with deed within 45 days. **Taxes:** for 2019 will be prorated.

Possession: with deed at closing.

Visit our website at www.charlesatnip.com for additional pictures & information.



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Charles Atnip
615-428-3967 cell
F.L. 1662

Affiliate Broker:
Lisa J. Atnip
615-428-4342

Broker & Auctioneer:
Anthony Scott
615-693-1659

Charles D. Atnip
Realty and Auction Co.

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www.charlesatnip.com
Phone: (615) 597-1521

Affiliate Brokers &
Auctioneers:
Jerry Spurlock
615-684-7813
Tony Kennedy
931-260-2869