

NO BUYER'S PREMIUM!

ESTATE AUCTION



Saturday, Sept. 19, 2020 @ 9:00 A.M.

All kinds of Natural Wildlife -- a Hunter's Paradise!

Older 3 Bedroom Frame House with Garage and Barn, on 58 Acs+/-.
(Survey is not complete at this time but will be available on auction day.)

Personal Property, Truck, Guns, & some Pocket Knives, Storage Building (to be moved)

Location: 1227 Sweetwater Rd. Liberty, TN 37095. From Hwy 70 and Hwy 53 in Liberty: Go Hwy 53 for about 4 miles to the DeKalb/Cannon County line and turn left onto Sweetwater Road, then go about 1.5 miles to Auction. From Hwy 70 and 53 in Woodbury: go north for about 10+ miles to Dekalb County line, turn right on Sweetwater Road and follow auction signs to Auction.

Improvements include: beautiful old farm house with rocking chair front porch. The house has 3 bedrooms "one downstairs, two upstairs" living room, dining room, kitchen, side room for your utilities and entrance to house. A full bathroom and hallway all with C.H.&A except upstairs. A large barn with sheds, a garage with work area, pump house, shed and a very large amount of chicken and dog kennels built along the base of the hill. This property has some beautiful landscaping with rock and nice trees. There is peace and quiet like most people dream of, with only two more land owners at the end of road.

Truck: 1998 Dodge truck LWB automatic V-6 engine and maybe another truck.

Guns and pocket knives will be at auction (with no description now but should have several of each, since someone else has requested to put some in auction.)

Personal property includes but not limited to: couch, flat screen TV, entertainment cabinet, rocking chair, marble top window table, floor lamp, table lamp, Christmas trees and decorations, china cabinet, breakfast table w/4 chairs, refrigerator, bakers rack, microwave stand, dresser with mirror, several straight chairs, old pedal sewing machine, nice old square Enterprize brand cast iron stove w/4 plates on top, old dressers, old Pepsi and Coke bottles never opened. New in box: Dale Earnhart and Jeff Gordon telephones along with many more items like this. Also old saw blades, 5 old cross cut saws, several old lanterns, 2 wheel dollie, porch swing and porch rockers, 2 older tail gates for Ford pickup "look good", alum ext. ladder, several wire cages, several 55 gallon drums both metal and plastic, dog house, chicken waters, and many more items in boxes we can't see, since Ms. Vinson is packing to move. There will be lots more equipment including: 3 bottom disk plow, 3 pt. potato plow, horse drawn turning plow, one row cultivator, 3 pt. scraper blade 5 ft. and Lots of scrap metal.

A 12 ft x 16 ft Storage Shed (to be moved) will auction after property.

Special Note: Due to COVID 19 virus anyone attending this auction agrees to abide by all CDC Guide Lines and maintain the 6 feet social distancing guide lines and wear protective equipment you feel is necessary for safety. Neither the auction company nor seller are responsible in the event you contract the COVID19 virus or any other disease.

Lead Based Paint 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.

Auctioneers Note: This property is only being sold due to Mr. Randy Vinson's death. This is a very nice place with all the privacy and quiet you could ever hope for. **If you are a hunter do not overlook this great place for your weekend retreat or retirement home!** When you see a car coming up the road you will know they are either lost or coming to see you or your neighbor since it is at the end of the road to protect your privacy.

Terms: Personal Property - cash or check day of auction. Real Estate 15% down payment "non refundable" day of auction, balance due with deed within 45 days. Taxes for 2020 will be prorated to day of closing. Possession: with deed.

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



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OR VISIT AUCTIONZIP.COM FOR MORE INFORMATION ON UPCOMING AUCTIONS: AUCTIONEER #8221**

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