



# AUCTION



**Saturday, Dec. 4, 2021 @ 10:00 A.M.**

**MIDDLE TN NATURAL GAS UTILITY DISTRICT**

**Tract #1: Surplus 7,000 sq. ft. ± building with fenced-in lot**

**Tract #2: Vacant Lot on the south side of Tract #1 with**

**69 ft. of road frontage on N. Chancery St. - Zoned C-2**

**Some office furniture to sell after real estate**

**Location: 569 N. Chancery St., McMinnville, TN.** Corner lot next to U.S. Bank and across the street from Little Caesar's Pizza. **FOLLOW ORANGE AUCTION SIGNS.**

**Tract #1:** 7,000 sq. ft. ± building on corner lot with a large chain-link fenced parking lot in back. Building has a large lobby and showroom, service desk and large office space with a drive-in window, private offices, two bathrooms, a kitchen and a break area in the back. The south side of the building has an office and two large areas for meetings, classes, conference areas or storage. It also has one bathroom on this side, with the second having been converted to a storage room. There is a roll-up door in the back for easy access. This side was originally a Golden Corral restaurant, and still has all the tile floors and drains in the kitchen area. The original front door is covered from the outside, but is still visible from inside, making it possible to be used for two separate businesses. The chain-link fence area fronts on Seitz St. Possible uses for this property are retail businesses, office space, a bank location, a veterinarian's office, a restaurant and many others too numerous to mention.



**Tract #2:** A vacant lot on the south side of the building, with 69 ft. of road frontage on N. Chancery St. and about 230 ft. on both sides.

**Office furniture to sell following the real estate includes:** Several office desks, chairs and file cabinets.

Both tracts have survey stakes placed on all corners for buyers' convenience.

**Terms:** 15% non-refundable down payment, sign purchase contract and balance due with deed within 45 days at closing. Taxes for 2021 to be paid by seller. **Possession:** With deed at closing.

Charles D. Atnip Realty and Auction Co. will be offering 1% broker participation to any agent registering the potential buyer, who must be present with them the day of the auction. Forms are available on our website for registration, and must be received at least 48 hours prior to the auction. **Property will be sold "As-is, where-is."**

**SEE OTHER SIDE OF FLYER FOR PLATS.**

**Auctioneer's Note:** This is excellent commercial real estate, with a prime location and high traffic count. Make plans to be at this auction and buy these prime real estate properties, and put your business where it will have good visibility and a great location.

**For more information:** call Charles D. Atnip at 615-428-3967 (cell) or 615-597-1521 (office), or Lisa J. Atnip, agent, at 615-428-4342.



**For More Information, Please Visit Our Website: [www.charlesatnip.com](http://www.charlesatnip.com)**

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

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

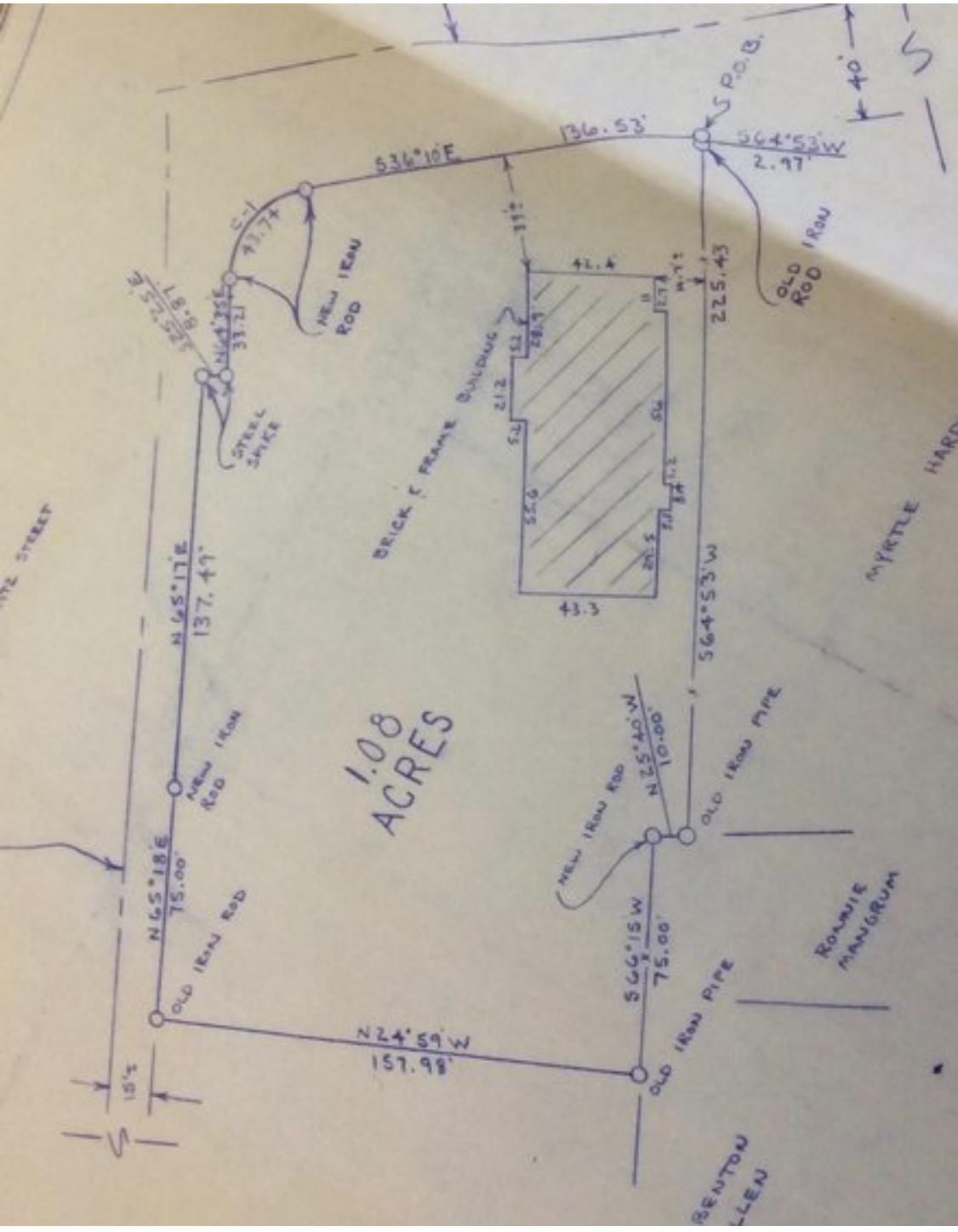
## CHARLES D. ATNIP REALTY & AUCTION CO.

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

*DeKalb County's Leading & Oldest Auction Company*  
640 Lee Braswell Road - Smithville, Tennessee 37166 - (615) 597-1521  
Announcements day of sale take precedence over all previous advertisements.

**Affiliate Broker:**  
Tony Kennedy  
931-260-2869



1.08 ACRES

112 STREET

BRICK FRAME BUILDING

MYRTLE HARD

BENTON LLEN

ROBIE MANGRUM

15' S

40' S

STEEL SHED

NEW IRON ROD

OLD IRON PIPE

NEW IRON ROD

OLD IRON PIPE

NEW IRON ROD

OLD IRON PIPE

136.53'

137.49'

75.00'

157.98'

75.00'

10.00'

225.43'

2.97'

33.72'

73.74'

18.89'

5.52'

21.2'

28.9'

52.6'

43.3'

21.5'

11.2'

10.00'

75.00'

10.00'

225.43'

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