

**NO  
BUYER'S  
PREMIUM!**

# Estate AUCTION

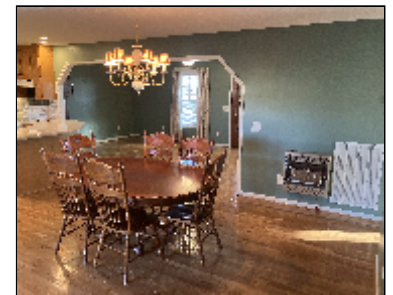


**Saturday December 2nd @10:00AM**

**Estate of the late Effie Lee Ellis  
Beautiful 3 bedroom, 2 Bath brick house with attached 2 car garage**

**Location: 1352 Dry Creek Rd. Smithville TN**

**Follow orange signs from Hwy. 70 west from intersection of Dry Creek road across from Wilson Bank. Go 2 miles to auction on right, or from Kilgores Restaurant take New Home Road to Mt. Herman Church Turn Left to 3rd house on left, or come off Short Mountain Hwy. @ New Home Church Then to Mt Herman Church turn Right - Very convenient location.**



Improvements include: 3 bedrooms, 2 full bathrooms, plenty of closet space that all have custom wire shelving, large kitchen with plenty of cabinets, stove, refrigerator, and dishwasher all staying with house, tile floors in kitchen, utility room and both bathrooms, the rest of the house has hardwood floors, living room, dining room, c.h.&a and a back up gas wall heater, large utility room, then out the door to attached 2 car garage, paved driveway and then you can come in the front from sidewalk to a rocking chair front porch, I am sure something is left out, since this house is very nice.

**Terms:** 15% non refundable down payment at auction balance with deed at closing with in 45 days or sooner.

Taxes: for 2023 will be paid by seller, 2024 taxes will be the buyers. Possession: with deed at closing

**Auctioneer Note:** This is a very nice house in a great location, close to schools, churches, restaurants and on the west side of Smithville making it very convenient to all the larger cities. This house is only on being sold at auction to settle Mrs Ellis's Estate.

**DON'T FORGET the date and time Saturday, December 2nd at 10:00 A.M.**

**For more information:** Charles D. Atnip at 615-428-3967 (cell) or 615-597-1521 (office) Visit our website at [www.charlesatnip.com](http://www.charlesatnip.com) for additional pictures & information.

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

## Charles D. Atnip Realty and Auction Co.



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