

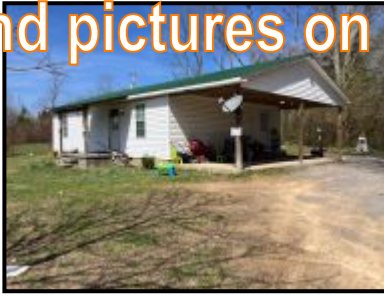
NO BUYER'S PREMIUM!

AUCTION



**Two Auctions one location
Saturday, May 4th, 2024 First One starting @ 9:00 A.M**

Information and pictures on both sides.... Please turn over



Tract No. 2, Has 16.41 acres with 2 houses and an apartment on the end of tool shed. located at 400, 404, and 408 Page drive (Both tracts will auction at one location and all have well water) 400 is the main house with 2 bedrooms and one bathroom, kitchen, living room, utility room, on main floor, 4 rooms upstairs, 5 unfinished rooms in basement, front and back porches, like new C.H.&A.
404 is apartment at the end of a large tool shed and has one bedroom and bathroom and pays \$600 a month with water and electricity furnished
408 is a 3 bedroom, bathroom house with living room, kitchen and dining room and pays \$630 rent including water

All renters are showing signs they want to continue to rent if the new buyer can work out the terms with each.

DON'T FORGET the date and time Saturday, May 4th at 9:30 A.M. No Buyer's Premium. Pay What You Bid!

Lead-Based Paint Waiver: Any building built prior to 1978 may contain lead based paint. Prospective buyers may have this property inspected prior to sale date at their expense. Buyer to sign inspection waiver

Terms: 15% down payment on real estate due day of auction. Balance with deed at closing after court approval. **Possession:** with deed at closing.

Taxes: for 2024 will be assumed by buyer. **Personal Property:** Check or Cash only.

For more information: Call Charles D. Atnip at 615-428-3967 (cell) or 615-597-1521 (office)

Visit our website at 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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Realty & Auction

Charles Atnip
615-428-3967 cell
FL. 1662

DeKalb County's Leading & Oldest Auction Company
640 Lee Braswell Road - Smithville, Tennessee 37166

Announcements day of sale take precedence over all previous advertisements.

Affiliate Broker
Lisa J. Atnip
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