

PUBLIC AUCTION

House & 2.77 Acres • Vehicles • Personal Property
Saturday, February, 27th, 10:00 A.M.
2547 Hwy 70 East, Waverly, TN

Directions: From the Intersection of East Main St and Powers Blvd in Waverly, travel East on Highway 70 approximately 1 mile to sale on right.

REAL ESTATE

The Real Estate consists of approx. 2.77 acres on Hwy 70 just east of the city limits in Waverly. The property is mostly open having level terrain. The parcel has creek frontage on the rear portion with a wooded area along Trace Creek. The home site has a large yard with very nice shade trees.

The property is improved with a brick Ranch style home having approximately 2,270 SF of living area including 3 bedrooms and 2½ baths. This spacious home features a formal living & dining room, large den with fireplace, entry foyer and kitchen with built-in gas cooktop, oven and dishwasher. Additional finished areas include a large sun room, office and storage closet. The home is finished with hardwood flooring throughout. Exterior features include a large 35x37 covered rear patio/carport, paved driveway and a 12x16 outbuilding. The house is serviced by central heat & air with natural gas heat, a well and septic system.



Spacious brick home in excellent location on Hwy 70 just minutes from downtown Waverly! Availability of residential properties is scarce! Be sure to mark your calendar for this sale!

PERSONAL PROPERTY



1996 Chevy Silverado 4x4 pickup/ 1992 Crown Victoria LX/ Craftsman GT 6000 riding mower/Craftsman upright chest tool box/ 2 ton floor jack/ DeWalt 3750 psi pressure washer/Craftsman 6.25 Hp shop vac/ 5-weed eaters/2-portable air tanks/ two wheel dolly/ 2-12 volt air compressors/ tool box/ misc. hand tools/ Murray Ultra Terrain Bike/ queen size oak post bed/ matching chest of drawers, dresser with mirror & night stand/ vintage telephone stand/ 2-wingback chairs/ antique full size bed/ wooden day bed/ very old quilts/ various table lamps/ collectable baskets/ numerous snow villages/ wooden buffet/ Pink Orchid China/GE console stereo/ matching end tables/

matching sofa & chairs/ large wall mirror/ curio display cabinet/ antique spool leg lamp table/various old lamps/ bowl & pitcher/ Winter Oak Piano by Aeolian Corp./ assortment of music books & hymnals/ antique tiger oak dining table/ oil paintings/ Japanese tea pot/ songbird cage/ cardinal birdhouse cookie jar/ various pieces of china/ old milk can/ 4-recliners/ floor lamp with stain glass shade/ stone crock/ cast iron pans/ bean pot and kettle/ American family hanging 60 lb. scale/ misc. pots, pans, dishes, kitchenware, etc./ Maytag dryer/ cookbooks/ dining table & chairs/ Frigidaire refrigerator-freezer/ hat rack/ 2-Hoover Wind Tunnel vacuums/ misc. fishing rods & reels



Will O. Sanders, Auctioneer
931-296-2766

Many, many more items too numerous to mention!



Terms: Personal Property - Cash or good check on sale day. **Real Property** - 10% down on sale day with balance due within 30 DAYS. Anyone not personally known by Bill Collier Realty & Auction Company must provide a Bank Letter of Guarantee. This sale is being held for David Scott Murrell, Conservator. For more information, a color brochure or an appointment to preview the property contact Will O. Sanders, Auctioneer at 931-296-2766. Visit our website at www.bcollier-realtyauction.com for more pictures.



MULTIPLE LISTING SERVICE



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TN Firm License No. 133

ESTABLISHED IN 1960

BILL COLLIER
Realty & Auction Company

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Waverly, TN 37185
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