

ESTATE AUCTION

House & Lot - 2.08 AC Building Tract

Saturday, July 9th, 10:00 A.M.

1570 Clydeton Road, Waverly, TN

Directions: From Hwy 70 & Clydeton Road, take Clydeton Road north 1.3 miles to property on the right. See signs & arrows.

HOUSE & LOT



The Real Estate consists of a home site being approximately 0.44 AC. The lot is improved with a 2 bedroom 1 bath home having approximately 944 SF. Additional area includes a large room attached to the utility that could be a 3rd bedroom or office space. The kitchen features a built-in dishwasher. The home has had replacement windows installed. The exterior is vinyl siding with a metal roof. Additional features include a 7x20 covered front porch, large shade trees, landscaping, concrete drive & side walk, a small utility shed. City water & septic system and central heat & air conditioning service the dwelling.

This home is in an excellent location only minutes from town, shopping, schools, etc. The property is move in ready and would make an excellent home to live in or perfect for a rental investment!

2.08 ACRE TRACT



This tract adjoins the home offered at auction. Excellent building site with approx. 2 AC to utilize. Electricity, natural gas and city water available. Good tract close to town with these utilities are a rare find! Don't miss this opportunity!

>> These two parcels will be offered individually and together as a whole on auction day! <<

Will O. Sanders, Auctioneer at 931-296-2766

» » NO BUYERS PREMIUM « «

Terms: 10% down on sale day balance due within 30 days. Anyone not personally known by Bill Collier Realty & Auction Company must provide a bank letter of guarantee. These properties are being sold to settle the Shade A. Garber Jr. Estate. Mr. Garber was a life-long resident of Humphreys County and lived at this location since 1973. Mrs. Linda J. Hunt, Executrix. John Lee Williams, Attorney for estate and closing attorney. For more information or an appointment to preview the property, contact Will O. Sanders, Auctioneer at 931-296-2766 or go to www.bcollier-realtyauction.com for pictures and details.

BILL COLLIER REALTY & AUCTION COMPANY



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ESTABLISHED IN 1960

BILL COLLIER
Realty & Auction Company

198 S. Clydeton Road
Waverly, TN 37185
931-296-2766

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