

PUBLIC ESTATE AUCTION

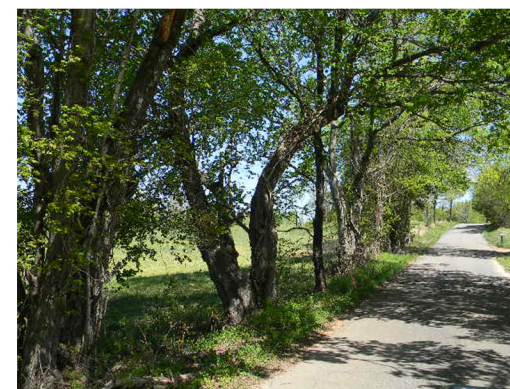
HOUSE & 79.08 ACRES (12 TRACTS)

TRACTOR • MINI EXCAVATOR • SKID STEER • HAY EQUIPMENT

FARM EQUIPMENT • TOOLS • PERSONAL PROPERTY

SATURDAY, MAY 13TH, 10:00 A.M.

379 DADY ROAD, MCEWEN, TN



Directions: From US Hwy 70 in McEwen, turn North on Hwy 231, go 3 miles. Turn right on Dady Road, go 1/3 mile to property on right. See signs and arrows.

Will O. Sanders, Auctioneer

Visit our website at www.bcollier-realtyauction.com for additional information and photos!

BILL COLLIER REALTY & AUCTION COMPANY
931-296-2766 | www.bcollier-realtyauction.com



House & 79.08 Acres (12 Tracts)
Tractor • Mini Excavator • Skid Steer • Hay Equipment
Farm Equipment • Tools • Personal Property
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Seating and Concessions Available

Auctioneer License No. 5173





Real Estate

The real estate consists of a beautiful level to gently rolling farm having 3,095 feet of road frontage on a paved county road. This magnificent farm is mostly open pasture land with approx. 12 acres of woodland. The farm has a pond, some fencing and large shade trees scattered throughout. It is truly an extraordinary farm! Excellent building sites on every tract!

The property is improved with a 2,349 sq ft double-wide home having 4 bedrooms, 2 ½ baths, a large eat in kitchen with island bar, stainless steel appliances and abundant cabinetry. The house also features a formal living room, den with gas log fireplace, large utility room and mud room with wood stove. Each bedroom has walk-in closets and the master bath has double vanities and a whirlpool tub. The home is on a permanent split-faced block foundation. Additional improvements include an 8x18 covered front porch, concrete side-walks, well and septic system. The exterior also has a rear patio area and an outdoor cooking area under very large old shade trees. Perfect for relaxing outdoors! This home sits in a beautiful spot over looking open pastures with shade trees and woods to the rear. On the south side of the home is an equipment shed/barn with covered space for tractors, inside horse stalls and tool room.

This farm is one of the nicest properties we have seen in years! Perfectly situated on the outskirts of McEwen in an agricultural setting and minutes to neighboring Dickson County. Availability of similar type properties in this location is rare so don't miss the opportunity to buy a piece of or the entire farm on sale day!

>>>> NEW SURVEY <<<<

***** Property will be offered in tracts, combinations and as a whole! *****

EQUIPMENT

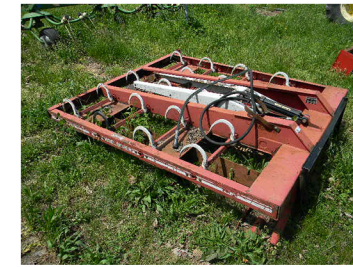
John Deere 5101 4x4 cab tractor with 563 loader, 84" bucket (3900 hrs.)/Kubota KX 121-3 mini excavator (880 hrs.)/ASV SR-70 skid steer with tracts (1428 hrs.)/Vermeer 504N round baler/Vermeer 6040 8' disc mower/Vermeer R2300 hydraulic fold twin rake/Krone KW 5.50, 4x7T 4 basket hydraulic fold hay tedder/Massey Ferguson Hesston 1839 in-line square baler/2013 Kaufman 20' plus 4' dove & ramps gooseneck, tangle axle trailer/16' bumper pull trailer/19' gooseneck stock-horse trailer/Hoelscher model 100 bale accumulator/7' 3 pt landscape box/Titan 6' 3 pt bush hog/John Deere 110 gallon 3 pt boom sprayer/3 pt fertilizer spreader/Farmall Cub with 5' sickle mower/72" quick attach grapple bucket/77" quick attach rock bucket/Land Pride quick attach bale spear/quick attach 72" Bush Whacker mower (32 GP-M)/quick attach post hole digger/8' cultipacker/23'

hay elevator with gas engine/John Deere quick attach hay spear/3 pt hay spear/quick attach pallet forks/Case IH 2255 front end loader/bundle of cross ties/3 bundles 6" treated corner post/livestock water tank/10' feed bunk/7000 watt gas generator/jack stands/railroad jack/air compressor/2 antique post vises/ 2 antique large anvils/6" vise on bench/assortment of hand tools: screw drivers, socket sets, pliers, wrenches, etc./air impact wrenches/Craftsman chest tool box/Homak chest tool box/many side grinders, drills, skill saws, etc./many western saddles & tack/old rasp & files/brace-n-bits/old coal forge/10x24 portable outbuilding/18x20 portable carport/Husky gas log splitter/drill press/10" table saw/numerous pieces indoor décor/several pieces of furniture/Kenmore washer & dryer/magazine rack/filing cabinets/pencil collection (over 4000)

Many, many more items too numerous to mention!

Seating & Concessions Available!

For more details contact Will O Sanders, Auctioneer at 931-296-2766 or go to www.bcollier-realtyauction.com



NO BUYERS PREMIUM

Terms: Real Estate 10% down balance due within 30 DAYS. Personal property cash day of sale. Anyone not personally known by Bill Collier Realty & Auction Company must provide bank letter of guarantee. This sale is being held to settle the Lawrence Golden Estate. Mr. & Mrs. Golden were long time residents of the McEwen area. Mr. Golden was very well known and highly thought of in the community. Benjamin Regen, Estate Attorney. Robert I Thomson closing attorney. For more details contact Will O Sanders, Auctioneer at 931-296-2766 or go to www.bcollier-realtyauction.com.