

# PUBLIC ESTATE AUCTION

3 Bedroom House • 1.8 ACRES • Personal Property  
**Saturday, June 17th, 10:00 A.M.**  
61 Brazzle Road, Waverly, TN

**Directions:** From courthouse in Waverly, take Hwy 13 North 0.7 mile, turn left on East Little Richland Road. Go 0.6 mile, turn left on Brazzle Road. Go 300 ft to sale on left. See signs and arrows.



## REAL ESTATE

The Real Estate consists of a 1.8 acre wooded lot located just outside the city limits of Waverly. The lot is improved with a 3 bedroom, 1 bath home having approx. 1380 sq ft of living area. The home has a natural gas stove for heat and window air-conditioning. The exterior is vinyl siding, a metal roof, a covered 6'x12' front porch and an 8'x19' back porch. The home is surrounded by large shade trees and has an 8'x16' outbuilding and gravel drive. This home is in excellent location very close to town and would be an excellent investment/rental property or a great home for a family.



## PERSONAL PROPERTY

Stihl leaf blower/6 gallon shop vac/lard stand/2 Jerry Cans/old Pepsi Cola bottles/German Cuckoo Clock/Barbie dolls (in box)/nut cracker dolls/gun cabinet/ wood ammo box/many glass candy dishes/antique wash stand/antique dresser with mirror/china cabinet/old antique trunk/costume jewelry/Duncan Phyfe table/doilies, table clothes, place mats/full size 3 bedroom suites/oil lamp/wash bowl

& picture/chifforobe/2 pet carriers/cast iron smoothing iron/antique baby bed/4 old pocket knives/oatmeal glass dishes/oak kitchen table/refrigerator-freezer/4' chest freezer/Cabbage Patch Kids (in boxes)/ quilting rack/numerous setting hens/glider-rocker/sofa/lamps/lamp table/many what-nots/several various pieces of household furniture

**Many, many more items too numerous to mention!**

**WILL O. SANDERS • AUCTIONEER • 931-296-2766**

**Terms:** Real Estate - 10% down balance due in 30 DAYS. Personal Property - cash day of sale. Anyone not personally known by Bill Collier Realty & Auction Company must provide a bank letter of guarantee. This sale is being held to settle the Macel C. Bell Estate. Mrs. Bell was a life long resident of Humphreys County and lived at this location for over 65 years. Will O. Sanders, Auctioneer. For more details go to [www.bcollier-realtyauction.com](http://www.bcollier-realtyauction.com) or contact Will O. Sanders at 931-296-2766



Toll Free (844) 305-5435

Auctioneer License No. 5173

ESTABLISHED IN 1960

**BILL COLLIER**  
Realty & Auction Company

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

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