

PUBLIC AUCTION

House & City Lot Saturday, August 10th, 10:00 A.M. 202 East Duffle Street, Waverly, TN

Directions: From Courthouse in Waverly, take Hwy 13 North (Church St) 700 ft. Turn right on East Duffle Street, go 300 ft. to property on right. See signs & arrows.

REAL ESTATE



The Real Estate is located on a corner city lot at East Duffle Street and Melrose Avenue in Waverly. The property has city water, city sewer and natural gas. This corner parcel is improved with a two-story home having approximately 1,607 sq. ft. on the main level with an additional square footage of approx. 896 sq. ft. on the upper level. The home was formerly used as a duplex rental unit prior to the Waverly Flood in August 2021. Since then, the interior of the dwelling has been taken down to the studs and subfloor. This property is an excellent opportunity to renovate to your own specifications! This historic home has many features of its original era having three covered porches, large tall windows, bay windows and vintage metal roof shingles. The current owners own multiple properties and are working on others with no time for this project. Limited investment opportunities available, so don't miss this sale!

For more details or an appointment to preview the property, contact Will O. Sanders, Auctioneer at 931-296-2766 or go to www.bcollier-realtyauction.com for more info!

For More details or a color brochure, contact Auctioneer,

Will O. Sanders at 931-296-2766

www.bcollier-realtyauction.com

Terms: 10% down balance due in 30 days. Anyone not personally known by Bill Collier Realty & Auction Company must provide a bank letter of guarantee. Will O. Sanders, Auctioneer. Robert I. Thomason, Attorney, 102 South Court Square, is to be Closing Attorney.

BILL COLLIER REALTY & AUCTION COMPANY



MULTIPLE LISTING SERVICE

MLS™



Toll Free (844) 305-5435

Auctioneer License No. 5173

ESTABLISHED IN 1960

BILL COLLIER
Realty & Auction Company

198 S. Clydeton Road
Waverly, TN 37185
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