

ABSOLUTE AUCTION

SATURDAY • JULY 16 • 10:00 AM

**78± ACRES W/ BRICK HOME
6 TRACTS W/ CHOICE OF RE-GROUPING**

793 PISTOLE ROAD ~ SPARTA, TN 38583

From Hwy 111: take the TN 136 / Old Kentucky Rd. exit towards the regional airport. Continue on Old Kentucky Rd. / TN 136 3.6 miles. Turn right onto Burgess Falls Rd. / TN 135 and go 1.8 miles. Turn right onto Pistole Rd. and go .8 miles. Property is on left.

NICE BRICK HOME WITH BASEMENT!



OPEN HOUSE
SUNDAY • JUNE 26TH
2:00 PM - 4:00 PM

Auctioneer's Note:
Do not miss this opportunity to buy prime farmland at Absolute Auction for development and/or agricultural use! Property will be sold in 6 Tracts with Buyer's option to re-group.



DAIRY BARN!

BEAUTIFUL FARMLAND!

FOR ADDITIONAL INFORMATION CONTACT:

BOB JOHNSON @ 931-265-3773 (TAL #1984) OR JIM ENOCHS @ 267-2320 (TAL #5743)

TERMS: 20% of contract price down day of sale; balance due at closing within 30 days. 10% Buyer's Premium.

Lead-Based Paint Disclosure: The property at 793 Pistole Rd, Sparta, TN. was built before 1978 and may contain lead-based paint.

The 10-day period for potential buyers to conduct a lead hazard assessment is the 10 days prior to the Auction date.



FIRST REALTY AUCTION

472 E. Spring St • Cookeville, TN 38501

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Toll Free: 1-800-948-3728



Visit our web site @
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ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUSLY PRINTED MATERIAL. INFORMATION SUPPLIED BELIEVED TO BE CORRECT BUT NOT GUARANTEED.