

ABSOLUTE AUCTION

SATURDAY • JUNE 5 • 12:00 NOON

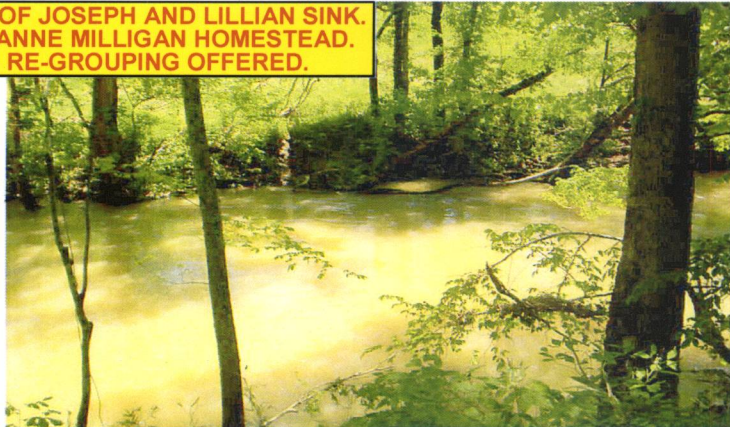
RAIN OR SHINE

HOUSE ON 19.83 ACRES W/ BARN & CAVE CALFKILLER HWY 84 / RIVER FRONTAGE!!

9782 CALFKILLER HIGHWAY - PUTNAM COUNTY

From Cookeville: I-40 Exit 290 to Hwy 70 east towards Monterey, approx 6.7 miles, right on Mill Creek Road, 4.1 miles (or you may continue a few miles to right on Hwy 84 to buy pass Mill Creek Road) right on Hwy 84 / Calfkiller Hwy, 3.4 miles to property. From Monterey: Exit 300, Hwy 70 to left on Hwy 84, continue to property, see signs. From Sparta courthouse: Hwy 84, continue approx 11.5 miles, see signs.

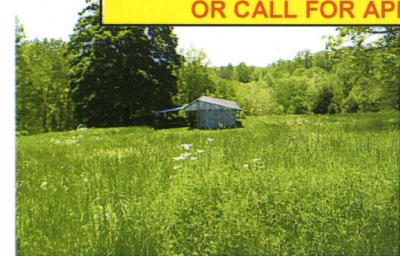
HOME & PERSONAL PROPERTY OF JOSEPH AND LILLIAN SINK.
FARM ALSO KNOWN AS MARY ANNE MILLIGAN HOMESTEAD.
SELLING IN 3 TRACTS WITH RE-GROUPING OFFERED.



REAL ESTATE SELLS AT 12 NOON.
PREVIEW: FRIDAY • MAY 28TH • 3:00-6:00 PM
OR CALL FOR APPOINTMENT.

CENTRALLY LOCATED RIVER FRONT LAND,
EASY ACCESS TO COOKEVILLE,
SPARTA, & MONTEREY, TN

19.83 Acres of pasture and wooded tracts improved with a 4 bedrooms, 1 bath home, well water, fireplaces, CH&A, detached garage w/ shop area, shed and pole barn. Perfect for investment, build your dream home, farm, home away from home! Peaceful surroundings, great views, enjoy fishing from the river.



ANTIQUES!

Partial list: Primitive potato box, 1900's princess vanity dresser & bed, hand crafted wood items by Mr. Sink, Hand sewn quilts, late 1800's & early 1900's oak furniture: oak bookcase/china cabinet, Cherry dresser w/ mirror, round oak

pedestal table, large gate leg drop leaf table, unusual oak baker's cabinet with pull out dough boards / flour bends / china cabinet top and silverware drawers, sets of oak chairs, 2 Victorian side chairs. oak desk, 50's world globe, cast iron kettle & bean pot, Griswold skillet, Art Nouveau chest of drawer, camel back & steamer trunk, 1930's boxing gloves, large quilting frame, mule plow, Craftsman and Briggs & Stratton tillers, old keg, ladders, tools, Kenmore upright freezer, Lane cedar chest, Maytag washer/dryer, metal organ stool, Dayton tool box, Jadeite mixing bowl, ruby red plates, dough bowl, McCoy clown cookie jar, refrig, fishing gear, gold gilded mirror, butter churn, crocks.....MUCH MORE!

FOR PHOTOS, GO TO WWW.AUCTIONZIP.COM AUCTIONEER ID # 9250

TERMS: SOLD AS IS, TO BE OFFERED SEPARATE WITH CHANCE OF REGROUPING, 10% BUYER PREMIUM ADDED TO REAL ESTATE AND PERSONAL PROPERTY, 10% DOWN ON REAL ESTATE BALANCE DUE WITHIN 30 DAYS, EARLY VIEWING FOR INSPECTION OF REAL ESTATE OR CALL FOR APPOINTMENT. SURVEY COMPLETED. HOME BUILT PRIOR TO '78 LEAD BASE DISCLOSURE APPLIES.

Call
The
Auction
Lady!



Regina D. Malone Auctioneer TAL 4203
MOBILE: 931-529-4042 HOME: 931-525-1271

VISIT OUR WEB SITE @
WWW.FIRSTREALTY.NET



FIRST REALTY AUCTION

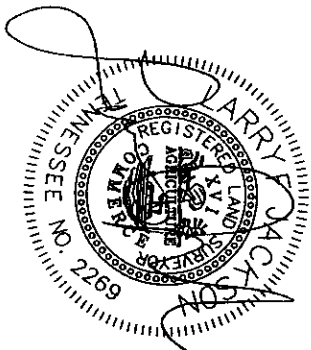
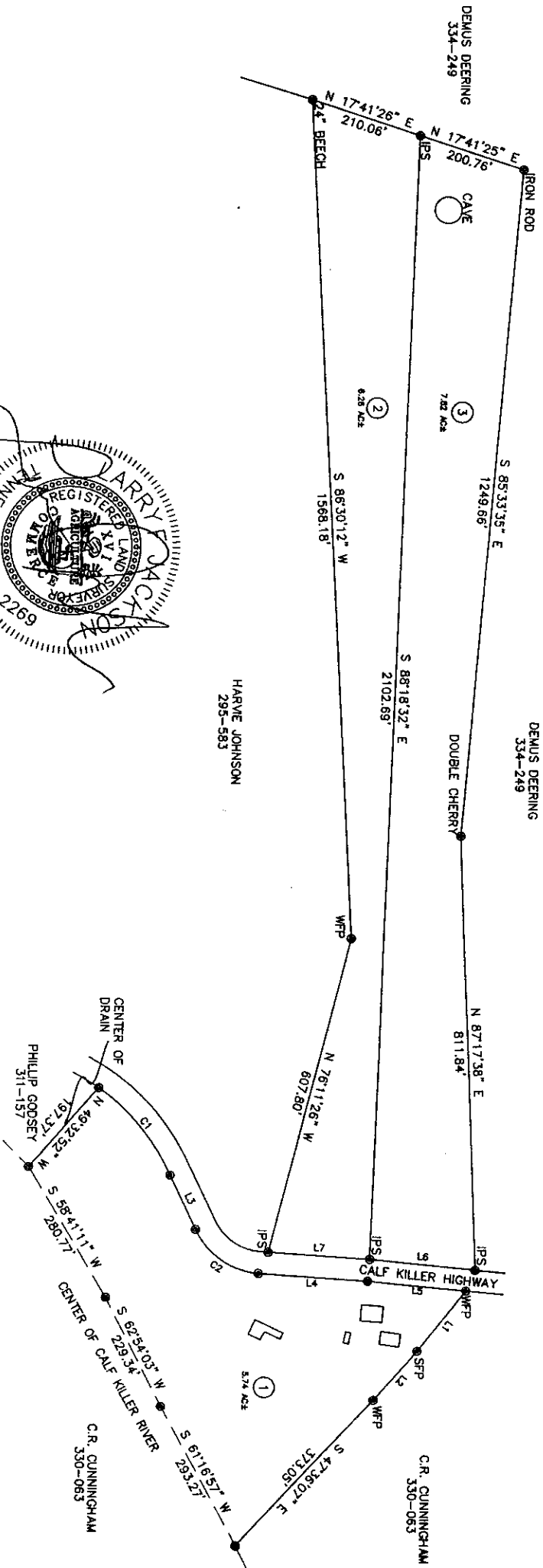
Firm #
4356

472 E. Spring Street ~ Cookeville, TN 38501
TEL: 931-520-SOLD (7653) 1-800-948-3728



ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUSLY PRINTED MATERIAL. OR VERBAL STATEMENTS INFORMATION SUPPLIED BELIEVED TO BE CORRECT BUT NOT GUARANTEED.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	398.36'	212.37'	209.75'	N 50°28'54" E
C2	140.00'	148.11'	141.30'	N 33°31'27" E
LINE	BEARING	DISTANCE		
L1	S 82°21'59" E	144.73'		
L2	S 49°49'30" E	123.86'		
L3	N 84°08'52" E	111.42'		
L4	N 03°08'04" E	202.83'		
L5	N 04°42'51" E	182.38'		
L6	S 04°42'51" W	185.36'		
L7	S 03°02'19" W	187.78'		



LEGEND:
 IPF IRON PIN FOUND
 IPS IRON PIN SET
 WFP WOOD FENCE POST
 SPF STEEL FENCE POST

NOTE:
 THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT ACCURATE TITLE SEARCH WILL REVEAL.

THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND OR EXEMPTIONS WHICH MAY AFFECT SAID SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON
 LARRY JACKSON RLS#2269

JOSEPH SINK

LARRY JACKSON
 RLS#2269
 4874 SKYVIEW DRIVE
 COOKEVILLE TN 38501
 (931)526-3657 OFFICE
 (931)510)8656 CELL

4TH CIVIL DISTRICT
 PUTNAM COUNTY TN,
 MAP122 PARCEL 4
 DEED REF. 199-075
 SCALE 1"=200'
 TOTAL ACRE 19.83 AC
 DATE: 5-12-2010
 PROJECT 10-028

