

ABSOLUTE ESTATE AUCTION

SATURDAY, JULY 13TH – 10:00 AM

OWNERS BOBBIE MELTON AND THE LATE CLIFTON MELTON
APPROX. 80 ACRE FARM SELLING IN TRACTS INCLUDING
SPACIOUS 3 BEDROOM BRICK HOME & BARN. TRACTOR – EQUIPMENT
COLLECTIBLES – ANTIQUES – GLASSWARE – JEWELRY & MORE
985 SEARS ROEBUCK RD. – TULLAHOMA.

Real Estate sells at 10:00 AM – Personal property at 11:00 AM – Farm equipment at 1:00 pm.

Beautiful level to slightly rolling approx. 80 acre farm fronting on Sears Roebuck Rd, Powell Rd, and Greenwood Ln. All tracts have city water and perc sites. **Tract 1:** Approx. 5.14 acres fronting Powell Rd. **Tract 2:** Approx. 5.23 acres fronting Powell Rd. **Tract 3:** Approx. 5.56 acres fronting Powell Rd. **Tract 4:** Approx. 9.09 acres fronting 100 ft. on Powell Rd. Flag lot in cultivation. **Tract 5:** Approx. 9.04 acres fronting 100 ft on Powell Rd. Flag lot in cultivation. **Tract 6:** Approx. 5.46 acres fronting Powell Rd. **Tract 7:** Approx. 8.21 acres fronting Powell Rd. **Tract 8:** Approx. 7.5 acres fronting Greenwood Ln. & Powell Rd. Great subdivision potential. **Tract 9:** Approx. 8 acres fronting Sears Roebuck Rd. In cultivation. **Tract 10:** House tract, approx. 16 acres.



Approx. 16 acres with spacious 3 bedroom/2 bathroom brick home. Home has a 2-year old CHA, newer roof, 200 amp circuit breaker box, living room with brick fireplace, large eat-in kitchen, mostly replacement windows, den, laundry room, screened porch, hardwood floors, 1-car garage, 5-bay barn, workshop, pond & more on this wonderful mini farm!



Personal Property: 23SS John Deere Tractor with 175 loader, bucket, spear & canopy. App. 6000 hours / new batteries. John Deere HX10 Butterfly Bush hog, 6' bush hog, head catch, rear hay spear, 3-point hitch carry all, cultivator, spreader, 520 hydro wheel horse by Toro, Toro 50 inch zero turn time cutter, 5 HP air compressor, table saw, Lincoln arc welder, tiller, pressure washer, drill press, lights & ladders, weed eater, portable air tank, push mower, metal fence post & wire, 100 gallon fuel tank, truck bed trailer, old corn picker (for parts), scrap iron, wheel barrel. **Collectibles:** huge collection of fine arrowheads, spearheads, tomahawks, and other artifacts with written history, 2 nice diamond rings, costume jewelry, Don Northcutt prints in frames, primitive hand tools, old smoothing iron, cast iron stove, butter churn, vintage crocheted baby sets, old pocket watch & knives, vintage camera, old books, reel mower, vintage wood boxes, Christmas decorations, old soda bottles, Toms Peanuts Jar, heritage mint duck, old records & record player, mini balls, quilts, insulators, wood gates, cowbells, old hay fork with rollers, coleman lanterns & railroad lanterns, mill stones, milk cans, old safe, iron skillet, mason jars, misc. crocks, vintage fridge, clock, old money. **Glassware:** carnival glass pieces, depression glassware, 2 pink depression dresser lamps, Martha Washington casserole dish, jadite covered dish, hand painted chocolate pitcher, wedding ring China set, etched glassware, Lenox sugar & creamer set, cake stand, set of Christmas dishes, oatmeal glass, ceramic farm set, gold rimmed deviled egg platter, set of Harmony House Rosebud China, cannister set. **Antiques, furniture & appliances:** dining room table + six chairs, Tredle sewing machine, curved back wood chairs, display cabinet, brass bed, bevel edge mirror in oak frame, children's rocker, coffee and end tables, misc. chairs, couch & loveseat, desk & chair, recliner, bookcase, patio set, RCA console stereo, floor lamp, 2 bedroom suits, tape player, kitchen table and 4 chairs, bar stools, older washer and dryer, chest freezer, Whirlpool side by side fridge with ice maker, fireplace insert & more! **See back for plat.**

Realtor Incentive: Realtors showing property, registering buyer and achieving winning bid on day of sale will receive 1% selling bonus. Call office for details.

Directions: Old Manchester Tullahoma Hwy to Sears Roebuck Rd. Follow Auction Signs. Property is halfway between Tullahoma and Manchester.

Terms: Real Estate, 15% earnest money w/ signed contract day of sale, balance within 45 days. Personal Property, cash or check day of sale. Everything Sold "As Is". Sale subject to court approval.

Sale day announcements take precedence over written material. Sale: rain or shine*

Homes built prior to 1978 could have Lead-Based Paint. This Ad serves as 10 Day notice to have an assessment, if desired

309 S. Jackson Street
Tullahoma, TN 37388
931-455-0555
800-489-0555
www.auctionzip.com
Co Executrix:
Francis Ferrell & Mary
Bolin



Weichert
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Joe Orr
& Associates

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Listing Agent/Auctioneer:

Joe Orr: License #2554

Referring Agent:

Tracy Sergeant

Attorney for the Estate:

Steve Worsham

Auctioneers:

Brian (BB) Brown: License #4637

Charles Miller: License #0645

Joe Orr: License #2554

Powell Rd.

Greenwood Rd.



Tract 8
7.51 Acres

Tract 6
5.46 Acres

Tract 3
5.56 Acres

Tract 2
5.23 Acres

Tract 1
5.14 Acres

Tract 4
9.09 Acres

Tract 5
9.04 Acres

Tract 10
16.24 Acres

Tract 7
8.21 Acres

Tract 9
8 Acres

Sears Roebuck Rd.

