

# PUBLIC AUCTION

*Saturday • October 22, 2016 • 10:00am*

**5350 Louise Road • Cumberland Furnace, TN 37051**

**DIRECTIONS:** From Clarksville: Hwy. 48 South, right onto Hwy. 13 South, left onto Louise Road, go 2 miles to sale on right. From Dickson: Hwy. 48 North, left on Hwy. 13 South, left onto Louise Road, go 2 miles to sale on right. From Erin: Hwy. 13 North, right on Louise Road, go 2 miles to sale on right. Watch for auction signs.

**1,170 sq.ft. All Brick Ranch Home on 1.3 Acres**



**Home features 4 Bedrooms,  
1 Bath, Full Basement,  
Large Porch, Hardwood Floors,  
City Water & Shade Trees**



**NO BUYER'S PREMIUM**

**REAL ESTATE TERMS:** 15% day of sale, remainder at closing. Sale to close on or before November 18, 2016. Seller giving clear title & providing title insurance. Property taxes prorated through closing. Possession given with deed.

**NOTICE:** Under 42 U.S.C. 4582 (D) The purchase of a single family residence has a maximum ten days to conduct a risk assessment or inspection of the property for the presence of lead-based paint hazards. The date of the appearance of this Auction Advertisement begins this ten day period.

**Harold Ferrell**  
and Son Realty & Auction

615-763-0658

15007 Highway 49, Suite -B, Vanleer, TN 37181



2004 Tennessee State Champion Auctioneer

615-763-0658 or Cell: 615-268-8654



FIRM LIC. # 5195

Announcements made day of sale take precedence over all prior advertising.

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