

PUBLIC AUCTION

146 STUNNING ACRES OF TREES, PASTURE & ROAD FRONTAGE

SELLING IN 13 SEPARATE TRACTS

Home with 25 Acres plus 12 Separate Tracts Perfect For Building Your Own Home

Bring your custom builder! Nearly 1 mile of combined, beautiful, road frontage tracts with marketable timber. Entire property is fenced with high tensile wire & wooden posts plus gated entrance, 2 full ponds supplied with natural springs & a creek runs through property. Tracts range from 5 acres to 40 acres each & are completely surveyed & flagged. See surveyed lots at HaroldFerrellAuctions.com

Horse Lovers Paradise!



October 10, 2015 at 9:00am

HOLLIS CROSSING/FERRELL ROAD • CUMBERLAND FURNACE, TN

DIRECTIONS FROM: Nashville: I-24 West, Exit 11, left on Hwy. 76 North onto Hwy. 41-A Bypass, left on Hwy. 48 South, right on Hwy. 13 South, left on Hwy. 235 South, right on Hollis Crossing Road, sale ahead on right. **Dickson:** Hwy. 48 North, left on Hwy. 49 West, right on Hwy. 235 North, left on Hollis Crossing Road, sale ahead on right. **Clarksville:** Hwy. 48 South, right on Hwy. 13 South, left on Hwy. 235 South, right on Hollis Crossing Road, sale ahead on right. **Erin/Waverly:** Hwy. 13 North, right on Chambers Road onto Hollis Crossing Road, sale ahead on left. **Dover:** Hwy. 49 East to Erin, follow directions from Erin. **Paris:** Hwy. 79 North, right on Hwy. 49 East to Erin, follow directions from Erin. **WATCH FOR AUCTION SIGNS.**

REAL ESTATE SELLS AT NOON



6,900 TOTAL SQ.FT.

6,900 SQ.FT. CAPE COD HOME

4,680 SQ.FT. FINISHED, 2,220 SQ.FT. UNFINISHED

2,800 sq.ft. Wooden Deck, 2 Fireplaces,

Roof Replaced in 2012, Windows Replaced in 2013

Easy Commute to Nashville, Clarksville, Dickson, Columbia & Franklin Home sits on 25 acres of well groomed pasture with horse barns, a round pen, and a security & surveillance system.

RV hookup site in beautiful wooded area. All utilities underground at this site including electric, satellite dish, telephone line, septic system, underground lighting & water with hydrant as well. Great site for family, guests or hosting events.

Stunning wood barn in excellent condition & restored. Perfect for hosting events, parties, weddings, etc. Workshop with new wiring in 2012 as well as many hand built work benches & shelving. 110v outlets in barn for washer/dryer, etc.

This home & property is ideal for a bed & breakfast, events center, homesteading, equine facility or simply a great residence!

Shown by Appointment • Call Today!



28x40 POLE BARN



40x80 5-STALL HORSE BARN W/ 12' SHELTERS ON SIDES



No Buyer's Premium

HOME AND PROPERTY TO BE SOLD "AS IS"

REAL ESTATE TERMS: 15% day of sale, remainder at closing. Seller given clear title & providing title insurance. Property taxes prorated through closing. Possession given with deed. Sale to close no more than 30 days after date of auction.

NOTICE: Under 42 U.S.C. 4982 (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.

FINANCING AVAILABLE FOR PRE-QUALIFIED BUYERS
CUMBERLAND BANK & TRUST • RON SLEIGH

PERSONAL PROPERTY TERMS: Cash or good check with Bank Letter of Credit day of sale.

FIND MORE INFORMATION AT

www.HaroldFerrellAuctions.com

Harold Ferrell and Son Realty & Auction

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2004 Tennessee State Champion Auctioneer

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FIRM LIC. # 5995



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