



# ESTATE AUCTION



**Saturday, April 1, 2017 @ 10:00 A.M.**

**4 Bedroom Vinyl Sided House, One Acre +/-**

**• 2 Storage Buildings (to be moved) 10 ft. x 12 ft.**

**Estate of the late Mrs. Lura Jean Reader**

**LOCATION:** 516 East Main Street, Smithville, TN. From DeKalb County Court House go straight down East Main Street. It is less than a mile to the house on Left. Follow orange auction signs.



**10x12 Storage Buildings  
(to be moved)**

**This house** has 4 bedrooms and one bath, living room, kitchen, utility room, covered front porch, partial basement and C.H.&A. unit. All sitting on a very nice one acre +/- lot with nice building sites. The house has some new additions which look good, but the older part of the house needs some work.

**TERMS:** Real Estate will be 15% down payment day of auction, balance with deed within 45 days. Storage buildings will be cash or check day of auction. Taxes for 2017 will be assumed by Buyer. Possession with deed at closing.

**LEAD BASE PAINT WAIVER:** Any building built prior to 1978 may contain lead based paint. Prospective buyers may have this property inspected prior to sale date at buyer's expense. Buyer to sign inspection waiver.

**AUCTIONEER'S NOTE:** This property is only on the market to settle the estate of Mrs. Reeder. This house will make good investment rental property or has some good building sites to build on. Make sure to attend this auction and buy this property where you, the Buyer, can set the price. **Remember the date and time: Saturday, April 1st at 10:00 A.M.!**

Visit our website at [www.charlesatnip.com](http://www.charlesatnip.com) for additional pictures & information.



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