

NO BUYER'S PREMIUM!

ESTATE-COURT AUCTION



Saturday, July 22, 2017 @ 9:00 A.M.

**2 Bedroom Frame House, 5 Acres +/-
10'x20' Storage Building • Some Personal Property & Pictures**

Heirs of Mrs. Sonia Presley Estate, owners

Located at: 749 Puckett's Point Rd. Smithville TN. From Smithville, take Hwy 56 North for about 5 miles to Puckett Point Rd., turn right. From I-40 exit 273 go south on Hwy 56 South about 5.5 miles, turn left and go about half a mile to auction on left. (follow orange auction signs) Less than 2 miles to public boat launch ramp at end of Puckett's Point Rd. with some beautiful houses and lake views.

Real Estate will auction at 10:00 A.M.

**followed by
the storage building.**



Improvements include: older frame house in need of repairs and about 250 ft. of road frontage, nice shade trees, DeKalb utility water tap, natural gas, beautiful views, in great neighborhood with nice houses all up and down this road, good place to build that lake house or retirement home.



Personal Property includes: gas cook stove, pots, pans, Tupperware, books, old dresser, ceramics, washer, dryer, step ladder, mirror, high boy chest, 2 night stands, gas portable fireplace, lamps, pictures, TV, window air conditioner, kerosene lamp, bed, vacuum cleaner, porch rocker, and more.



**10 ft. x 20 ft. Storage Bldg.
(Auctioning separately after the Real Estate)**

TERMS: Personal Property cash or check day of auction, Real Estate 15% down payment day of auction, balance with deed at closing after court approval within 45 days. **TAXES:** for 2017 will be prorated. **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 is choice real estate that is only on the market to settle Ms. Presley's estate and the reason the court is involved is because of a son who has not yet turned 18 years old. This property, I have been told, has a winter time view of Center Hill Lake and it may be possible to make a view by cutting trees and the Corp of Engineers will not be involved since the survey does not include Corp property. **Remember the date Saturday July 22nd at 9:00a.m., with Real Estate auctioning at 10:00a.m.** We will have a copy of the survey at the auction.

Visit our website at www.charlesatnip.com for additional pictures & information.



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**For More Information, Please Visit Our Website: WWW.charlesatnip.com
OR VISIT AUCTIONZIP.COM FOR MORE INFORMATION ON UPCOMING AUCTIONS: AUCTIONEER #8221**

Charles Atnip
931-235-0870 cell
F.L. 1662

Charles D. Atnip
Realty and Auction Co.

www.charlesatnip.com
Phone: (615) 597-1521

Affiliate Broker
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