

Firm# 5138



WEST MAIN REALTY & AUCTION

ABSOLUTE AUCTION

BRICK RANCH ON THE CORNER OF
LEBANON ROAD & MEDEARIS DR.

PRSR STD
U.S. POSTAGE
PAID
LEBANON, TN
PERMIT#131

TUESDAY, JULY 18TH, 6:00 P.M.

ABSOLUTE AUCTION

GREAT LOCATION, IN MT. JULIET'S FUTURE GROWTH PLAN!

Tuesday, July 18th, 2017 - 6:00 P.M.

1104 WEST MAIN STREET
LEBANON, TN 37087

Great LOCATION, in MT. Juliet's Future Growth Plan!
6:00 P.M AFTER DINNER SALE!!



OFFICE: (615) 444-7100

FAX: (615) 444-8008

MIKEWALKERAUCTIONS.COM

FIRM# 5138



ABSOLUTE AUCTION!

July 18th, 6:00 P.M. 102 Medearis Dr., Old Hickory, Wilson Co., TN

For a private showing prior to sale date, contact Mike and Cynthia Walker at 615-444-7100

DIRECTIONS: From Nashville and places west take I-40 east to exit 221 A and follow Old Hickory Blvd to Lebanon Road. Turn right on Lebanon Road and travel approximately six miles to property on right. From Providence Market Place, travel north on N. Mt. Juliet road to Lebanon Road and turn left and property will be on the left, watch for signs!

Brick Ranch on the Corner of Lebanon Road & Medearis Dr.

This property is a solid, 1971 built, all brick ranch that sits on a one acre fenced corner lot. The house has approximately 1540 centrally heated and cooled square feet and consists of three bedrooms and two baths, hardwood flooring, large den with fireplace, living/dining room combination, updated kitchen with granite counter tops and an attached two car garage. This property is in move in condition either for a family or commercial applications after re-zoning. Don't miss this opportunity purchase at Your Price in the booming Mt. Juliet and Wilson County area!

For more information & photos go to www.MikeWalkerAuctions.com

Location: 102 Medearis Dr., Old Hickory, Wilson Co., TN



5% Buyers
Premium

AGENT REFERRAL FEE PAID!

Agent and Client must be pre-registered by 7/17/17 at 4:00 pm and both agent and client must be in attendance of sale, no exceptions!
Go to MikeWalkerAuctions.com for referral forms!



WEST MAIN REALTY & AUCTION

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5% Buyers Premium



July 18th, 6:00 P.M. 102 Medearis Dr., Old Hickory, TN

Great LOCATION, in MT. Juliet's Future Growth Plan!



AUCTIONEER'S NOTE: This is an incredible opportunity to purchase Lebanon Road frontage in the Mt. Juliet "Future Land Use Plan" for Thoroughfare Commercial. This property is currently zoned residential but can easily be converted to commercial. **SELLING ON SITE TO THE HIGHEST BIDDER AT ABSOLUTE AUCTION!** Remember, this is a Tuesday After Dinner Auction at 6:00 p.m.



AFTER DINNER AUCTION EVENT TUESDAY, JULY 18TH, 6:00 P.M.



AUCTION OPEN HOUSE SUNDAY JULY 16TH FROM 2-4PM!

GENERAL TERMS: 5% Buyer's Premium on Real Estate will be added to the final bid price to determine the final contract sales price. A 15% non-refundable deposit of the Total Contract price and signing of the purchase contract is required immediately at the close of the auction. Century 21 West Main Realty & Auction LLC is agent for the Seller, not a Buyer's agent. Terms and Conditions announced the day of the auction will take precedence over written material and prior oral statements. All documents and information are being furnished to the bidder for bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. Potential bidders are encouraged to make their own inspections and due diligence prior to the auction. Closing on the property will be no later than August 25th, 2017. **LEAD BASED PAINT and Mold DISCLOSURE:** This home was built prior to 1978 and may contain lead based paint and or mold. Buyer will sign a lead based paint and mold disclosure day of sale, and may have house checked prior to sale date. This property is selling "AS IS" with no Buyer Contingences.
REAL ESTATE TERMS: CASH AT CLOSING ON or before August 25th, 2017 Buyer's make your own financial arrangements prior to the auction!
Bank Terms: Wilson Bank & Trust, Ralph Mallicoat at 615-444-2265, Cedar Stone Bank John Bryan at 615-443-1411 or Contact the lender of your choice to prequalify prior to the auction.
Closing Agency: Lee & Lee Attorney's 109 E. Gay Street Lebanon, TN 615-444-1312
SELLERS: David Campbell
Title: Seller's will furnish a warranty deed, prorate 2017 property taxes and give possession with deed.
AUCTIONEER: MIKE WALKER, CAI, PRI, GRI - TN#2361 Firm #5138

For other terms, documents & photos go to www.MikeWalkerAuctions.com



For a private showing prior to sale date, contact listing agents: Mike & Cynthia Walker at (615) 308-9009