



Firm# 5138

60 ACRE FARM AUCTION HILHAM, TN

ALL BRICK 1,344 SQFT. HOME ON 60 ACRE FARM
WITH PERSONAL PROPERTY

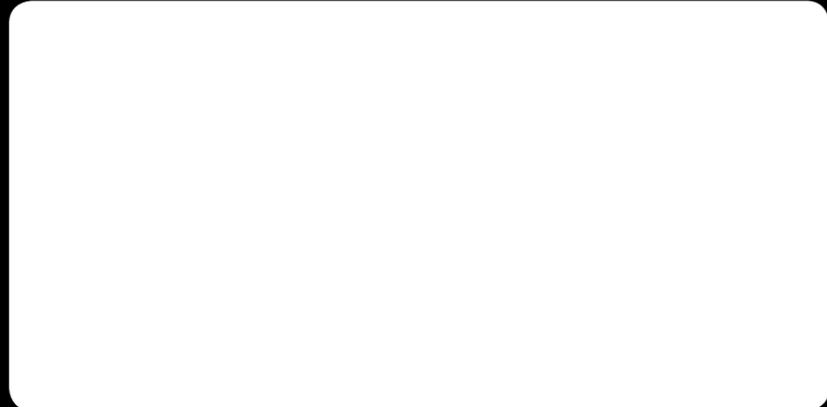
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WEST MAIN REALTY & AUCTION

Saturday, April 28th, 2018 - 10:00 A.M.

1104 WEST MAIN STREET
LEBANON, TN 37087

INVEST SAFELY IN TENNESSEE REAL ESTATE!
For more information go to mikewalkerauctions.com



OFFICE: (615) 444-7100
FAX: (615) 444-8008
MIKEWALKERAUCTIONS.COM
FIRM# 5138

60 ACRE FARM AUCTION!

April 28th, 10:00 A.M. 826 Standing Stone Hwy, Hilham, Overton Co., TN

Open house Sunday April 22nd 1-3 pm & auction day two hours before auction!

DIRECTIONS: From Cookeville and places west, head east on I-40 and take exit 288 and turn left headed to Algood and travel 5.3 miles and take a left onto Quinland Lake Road and travel 1.5 miles and turn right onto Fisk Road then merge onto Tn-136/Standing Stone Hwy and travel 12.9 miles to 826 Standing Stone Hwy, Watch for signs! (Parking will be in the fields)



AGENT REFERRAL FEE PAID!

Agent and Client must be pre-registered by noon on 4/27/18 and both agent and client must be in attendance of sale, no exceptions!
Go to MikeWalkerAuctions.com for referral forms!

For More Details
Call Now!
(615) 308-9009



5% BUYERS PREMIUM ON REAL ESTATE - 10% BUYER'S PREMIUM ON PERSONAL PROPERTY

ALL INFORMATION IS BELIEVED TO BE CORRECT, BUT NOT WARRANTED OR GUARANTEED. THE PROPERTY IS BEING SOLD ON AN "AS-IS, WHERE-IS" BASIS. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL ADVERTISING. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

SATURDAY, APRIL 28TH, 10:00 A.M.

60 ACRE FARM AUCTION

FARM LAND & PERSONAL PROPERTY



All Brick 1,344 sqft. Home on 60 Acre Farm



This is a beautiful 60-acre farm located in Overton County just minutes to Standing Stone State park and Cookeville in the quiet community of Hilham TN. This farm has long road frontage and is on the corner of Allen Chapel and Standing Stone Hwy. The land offers beautiful rolling pastures as well as woods and some timber. The all brick home has 1344 square feet of centrally heated and cooled living space that consist of large living room, eat-in-kitchen, three spacious bedrooms with a full bath upstairs and a half bath in the unfinished full, walk out basement. A 33 X 13 carport is at one end of the home with spectacular views of the countryside. The farm has a barn, that will need some work, a four-stall equipment shed, 16 x 28 garage with electricity and a concrete floor. The real estate will be selling as a whole in one tract!

Open house Sunday April 22nd 1-3 pm & auction day two hours before auction!

Location: 826 Standing Stone Hwy, Hilham, Overton Co., TN



WEST MAIN REALTY & AUCTION



mikewalkerauctions.com

Referring Agents: Jackie Gaither & Kevin Gaines
"The G Team" Cumberland Real Estate



MIKE WALKER CAI, PRI, GRI AUCTIONEER #2361

CONTACT THE AUCTIONEERS AT (615) 308-9009

826 Standing Stone Hwy, Hilham, TN

PERSONAL PROPERTY

- Car Ramps
- New "T" Posts approx.. 40
- 3 Pt. Hay Spear
- 20 Ft. Ladder
- B & D Leaf Blower
- Craftsman Riding Mower 11 hp
- Troy-Bilt Riding Mower
- Push Mower & Yard Tools
- Fence Stretcher
- Barbed Wire
- 2 hp Central Air Compressor
- Murry 22" Push Mower
- Bench Grinder
- Gas Cans & Misc. Tools
- Single Bottom Plow
- Large Wood Spool
- Square Wire Fencing
- Wheel Barrow
- Truck Bed Trailer
- Telephone Poles
- Feeder
- Craftsman Tool Box
- Exercise Bike
- Dehumidifier
- Grill
- Globe
- Chest Freezer
- Old Glass Jars
- Matching Sofa & Chair
- Small Round Table
- Eureka Vacuum
- Lawn Chairs
- Albums
- Microwave
- Round Dining Table 4 Chairs
- Kitchen Hutch
- Bar Stools
- Accent Tables
- Antique Rocking Horse
- Rocker Recliner
- Bent Wood Rocker
- Hurricane Lamps
- Assorted Pictures
- Large Mirror
- Victorian Style Chair
- Victorian Style Sofa
- Maple Chest of Drawers
- Display Cabinet
- Small TV
- Potato Box
- Iron Skillets
- Misc. Dishes
- Bread Box
- Dresser with Mirror
- Bed Frames / Headboards
- Collectable Records
- Baskets
- Cut Glass Dishes
- Carving Knives
- Vintage Trunk
- Decorative Glassware
- Countryside Enoch Wedgewood Dishes
- Child or Doll Chairs
- Antique Wash Basin with Stand
- Ceramic Serving Bowls
- Elgin Mantle Clock
- Ceramic Figurines
- Quilt
- Large Framed Prints
- Porcelain Dolls
- Maple Bedroom Suite
- Washing Machine
- Exercise Bike
- Vintage Treadmill

Personal Property is Subject to Change



AUCTIONEER'S NOTE: This tract of land is beautiful with views of the surrounding countryside! It is convenient to Cookeville, Livingstone, and I-40. If you have been looking for a good investment in land, be at this auction sale. We will be selling the personal property starting at 10:00 am and the real estate at noon!

GENERAL TERMS: General Terms: 5% Buyer's Premium on Real Estate and 10 % Buyer's Premium on personal property will be added to the final bid price to determine the final contract sales price. A 15% nonrefundable 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. All real estate and personal property is being sold "AS-IS" Where IS, and real estate is selling SUBJECT TO COURT APPROVAL. Closing on the property will be no later than May 31st, 2018.

LEAD BASED PAINT AND MOLD DISCLOSURE: The 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"

REAL ESTATE TERMS: CASH AT CLOSING ON or before May 31st, 2018

Financing available through Farm Credit Services, (931) 526-6136, or Contact the lender of your choice to prequalify prior to the auction. This auction is not contingent on buyer's financing or any other contingency.

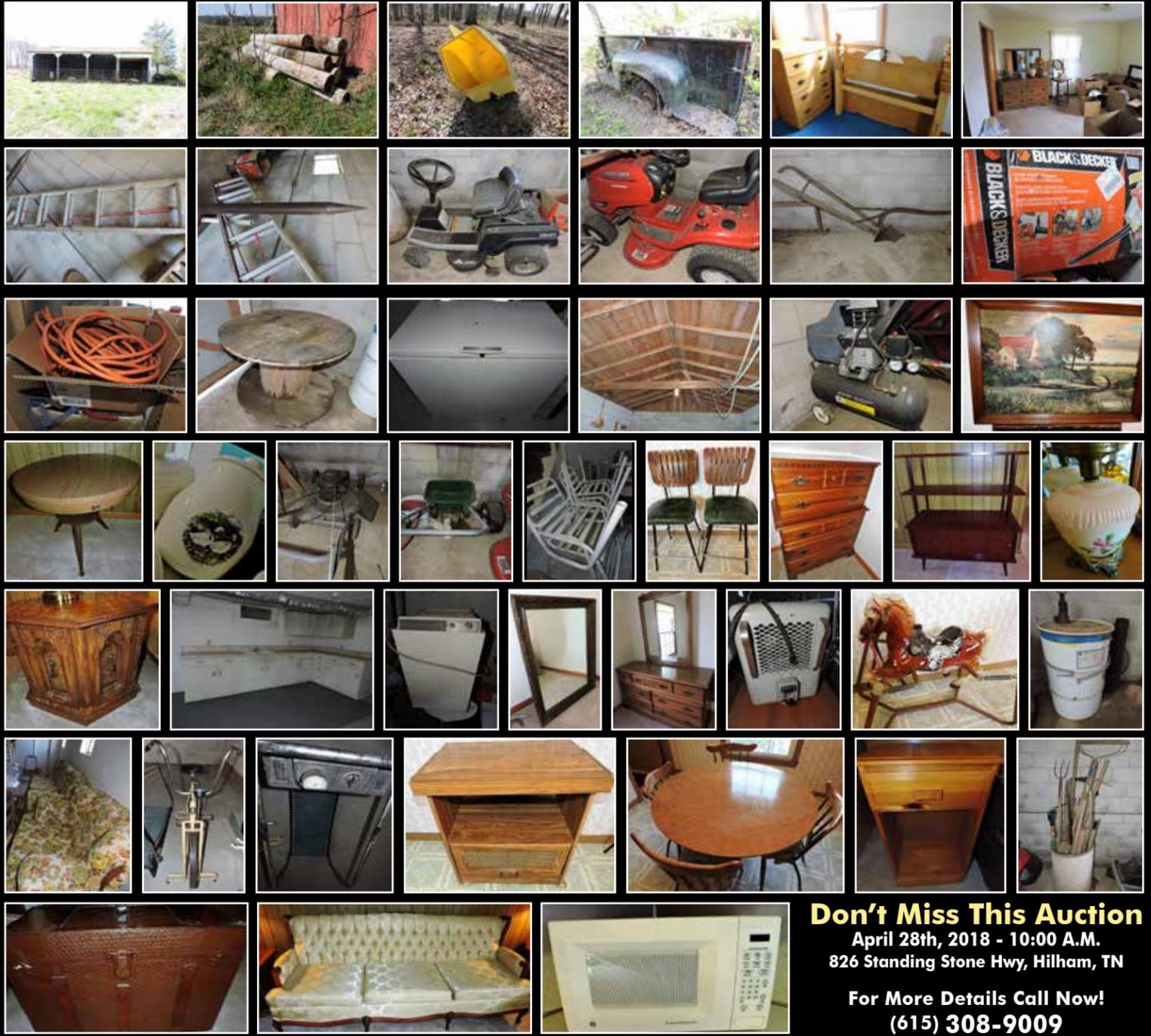
PERSONAL PROPERTY TERMS: CASH, GOOD CHECK DAY OF SALE! Must have ID to register for a Bid Number!

CLOSING ATTORNEY: Mark Lee at Lee & Lee Attorney's 615-444-1312

SELLER: Ashley Cook and Jason Boles Co-Conservators for Georgie B. Boles

AUCTIONEER: MIKE WALKER, cai, pri, gri - TN#2361 & CYNTHIA WALKER #7007 - Firm #5138

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



Don't Miss This Auction
 April 28th, 2018 - 10:00 A.M.
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