

166: Online Only Sale/Auction  
Thursday, July 9th, 12:30 PM Central Time  
6498 Arno College Grove Rd. College Grove, TN 37046-9341  
No Buyer's Premium!

All offers presented outside the Live and Online Sale will be presented for immediate consideration. MLS #: 2150876

6.4± rolling beautiful acres located in scenic Williamson County in an area of immense growth! Easy access provided by I-840, I-65, and I-40. Easy access to The Grove, College Grove, Franklin, Spring Hill, Nashville, Columbia, Murfreesboro, and Fairview. A recent soil study indicates there may be difficulties for residential septic approvals.

ALL INFORMATION IS APPROXIMATE BASED ON CURRENT TAX RECORDS, OR THIRD-PARTY INFORMATION, AND NOT GUARANTEED OR WARRANTED. It is the responsibility of Bidders and Buyers to fully inspect and research all aspects, facts, and features of the property being sold to their own satisfaction and use PRIOR to bidding or bid waiving the right of inspection.

This property is selling strictly 'AS - IS' with no contingencies, guarantees, or warranties expressed, or implied by the Selling Agent.

You may submit sealed high bids to be applied on your behalf incrementally by bidding brackets or offers with buyer terms and contingencies for seller consideration at any time prior to the day of the Online Sale/Auction. Be certain that you receive confirmation of reception from Frank F. Baugh, Auctioneer, 2435, Woodmont Auctions, and Realtor, Berkshire Hathaway HomeServices, Woodmont Realty.

For Online bidding register at <https://woodmontauctions.hibid.com/>

Frank F. Baugh,  
Principal Auctioneer, #2435  
Woodmont Auctions, FL 5257  
2010 8th Ave. South, Nashville, TN 37204

Realtor, Berkshire Hathaway HomeServices, Woodmont Realty  
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SALE NOTICE: announcements the day of the Sale take precedence over all previous advertising. This Sale may be changed or cancelled at any time without notice. In case of technical difficulties, you may email your bid prior to the time of the Sale via direct mail or email listed above to be entered incrementally.

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Sale Announcements: Live Online Auction

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All information and descriptions of the property is approximate, based on the current tax records or third-party information, and is not guaranteed or warranted, either expressed or implied by the Auction Agent.

**ONLINE SALE/AUCTION TERMS:**

No Buyer Premium!

Cash. 5% of the Final Contract Amount as deposit and partial payment balance at closing within or in thirty days, or as soon thereafter as the closing agent designates.

If financing is involved the bidder/buyer MUST have a current verifiable financial letter of credit to cover the amount of the Final Contract, and be able to close "As-Is." Bidders and Buyers are permitted to inspect or have the property thoroughly inspected at their risk and expense at any reasonable time prior to the Sale.

The seller reserves the right to accept or reject any and all bids including those above any published reserve.

In all matters this property is selling like all auctions "as-is, where-is." It is the responsibility of Bidders and Buyers to fully inspect and research all facts and features of the property being sold to their own satisfaction and use PRIOR to bidding or bid waiving the right of inspection. This property is selling strictly 'AS - IS' with no contingencies, guarantees, or warranties expressed, or implied by the Auctioneer or agents representing the Sale.

THE SELLER WILL PAY FOR: the warranty deed, insured title, closing statement and their pro-rata part of the current and back taxes if applicable.

THE BUYER WILL PAY FOR: recording the warranty deed, any costs the Buyer incurs in their own financing and their pro-rata part of the current real estate taxes.

TOTAL TAXES FOR 2019: County; \$755.95

Taxes for 2020 will be prorated to the date of the deed

ZONING: Residential

Flood Zone: X - Minimal Area of minimal flood hazard, usually depicted on the 500-year flood level.

UTILITIES: City Water, no septic

HEAT/COOL: NA

**SCHOOLS:**

Elementary: College Grove Elementary

Middle/JR, Fred J Page Middle School

High: Fred J Page High School

**POSSESSION:** date of deed. Any existing leases will be transferable.

**SUBJECT TO** any restrictions, easements, and/or any other limitations of record.

THE BUYER is responsible for obtaining their own permits for improvements whatsoever. The Auctioneer /Realtor (or agents for the Auctioneer/Realtor – if applicable) is offering a tract of land, “as is,” with all good and all bad, and does not warranty or guarantee, either expressed or implied, any particular use, or approval for use or permits for improvements.

The Seller, or the Seller through our Brokerage Company may require any bidder or prospective bidder to provide proof of financial responsibility or legal capacity to contract and close this Sale within the time and terms announced.

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