



BERKSHIRE HATHAWAY | Woodmont Realty  
HomeServices

## Live and Online Auction Sale - Three Center Hill Lake Lots

Friday, July 9<sup>th</sup>, 12:00 PM Central Time - Register Online at [ffbaugh.com](http://ffbaugh.com)



**#1:** C-76 located on Lakeview Drive – 73 ± ft. x 213 ± ft. or 0.36 ± acres – close boat ramp available! A perfect retreat on a sloping lot offers a lake view and an easy commute to Nashville, Middle, and East Tennessee. Underground utilities. Pre-sales considered. Public Electric and water. *Septic – no soils test of record.* Will sell Absolute at a bid of \$25,000, plus 10% Buyer's Premium, and up. **LOCATION:** From Nashville take I-40 east to Silver Point/Smithville/Hwy 56 (exit 273) go south on Smithville Hwy (HWY 56) to Lakeview Drive, turn right to lot just past Lakeview Place boat ramp.

**#2:** Lot 37 Bella Grace, (Blackberry Ridge Way), Smithville, DeKalb County, TN. This beautiful 0.89-acre, sloped tract fronts Center Hill Lake offering a fantastic site and view of Center Hill Lake with all underground utilities in place - a perfect getaway spot for the weekend, or a week ... or two! **LOCATION:** From Nashville take I-40 east to Silver Point/Smithville/Hwy 56 (exit 273) go south on Smithville Hwy (HWY 56) to Smithville to Allen's Chapel Rd to Coconut Grove Rd. – go right to Nadia Ln right to right on Bella Grace-Blackberry Ridge Way, lot on left.

**#3:** 141 of Hurricane Pointe III; 1.09± acre, Dekalb County, Smithville, TN. Beautiful lot that originally sold for \$42,900.00 in 2005. The Seller says that water and sewer taps are in place. The total tax appraisal is \$54,500.00! This presents a wonderful opportunity to buy a get-away lot in the Center Hill Lake area! The lot measures 150' x 300' approximately. Pre-sales considered. **LOCATION:** From Nashville take I-40 East to the Smithville exit, Smithville Hwy SR exit #271, bear right (south) across Hurricane Bridge across Center Hill Lake to Allen's Chapel Road, turn right (north) to Allen/Hobson St., continue straight on Coconut Ridge Road to Davidson Road, turn left to Rutherford Road, turn right to property on right.

**TERMS:** Cash! 10% down, balance at closing in thirty days. Selling “as is.” It is strongly suggested that bidders inspect all records and aspects of the property to their entire satisfaction and use PRIOR to bidding OR bid waiving your right of inspection – All information provided is from public tax records or third parties – there are no guarantees or warranties expressed or implied.

For Information call **Frank F. Baugh**, Realtor, and Principal Auctioneer, #2435

Office (615) 661-7800, Direct (615) 347-4705, [frank@ffbaugh.com](mailto:frank@ffbaugh.com).

**Live bidders may attend in person at: Berkshire Hathaway HomeServices, Woodmont Realty, 5107 Maryland Way, Brentwood, TN**

Co/Agent: Mark Meyerrose, American Heritage, (615) 519-8219

### Woodmont Online Sales and Auctions

**Frank F. Baugh, Realtor ~ Auctioneer, #2435**

Online Sales and Auctions, FL 5257

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### Sale #1



### Sale #2



### Sale #3



NOTE: The announcements the day of sale take precedence over all advertising. There are no warranties or guarantees expressed or implied. See [ffbaugh.com](http://ffbaugh.com) and register online to participate.

**Woodmont Online Sales and Auctions**  
**Frank F. Baugh, Realtor ~ Auctioneer, #2435**  
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