

Woodmont Auctions

Online Sales and Auctions, FL 5257

Frank F. Baugh, Auctioneer, 2435

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A Member of the Tennessee Auctioneers Association

BID! BID! BID! Catalog and bidding at ffbaugh.com



714 Iron Hill Road, Burns, TN

Must Sell! Friday, November 1, 2019, 1 PM, Central Time

ONLINE-ONSITE SALE, 714 IRON HILL RD. BURNS, TN 37029-5212 – Open to the public at 11 AM, CT – 3 Bedrooms (Main BR down), 3½ baths, 3,198± SF, built in 1998 on 3.90± acres – 40 minutes from Downtown Nashville – Only 5% Buyer's Premium!

NOTE: AVAILABLE FOR PRE-AUCTION-OFFERS, Offers may be presented by individuals or through Real Estate Agents for the consideration of the seller at any time **PRIOR** to the day of the NON-MLS Online-Onsite Sale. Contact us for showings and inspections.

The Online Sale will be held onsite. The public is welcome and encouraged to attend and bid in person. The home will be open at 11 AM, the Online Auction at 1 PM, Central Time. Or, register in to bid online at ffbaugh.com. Just 40 minutes from Nashville! 3 Beds, 3½ Baths, 3,198± SF, built in 1998 on 3.90± acres, mature trees. NEW ROOF Installed 4/24/19!! Wonderful Family Home with rocking chair front porch, hardwood floors on main level, unbelievable 26' x 32' den with fireplace and cathedral ceiling, master suite is on the main floor, oversized 2-car garage plus unfinished basement with full bath ready for expansion or incredible storage! Great Schools! Immediate Possession! Shown by appointment only.

ALL INFORMATION IS APPROXIMATE BASED ON CURRENT TAX RECORDS, OR THIRD-PARTY INFORMATION, AND NOT GUARANTEED OR WARRANTED.

TERMS THE DAY OF THE ONLINE-ONSITE SALE: only 5% Buyer's Premium will be added to the final bid to arrive at the Final Contract. NON-MLS Auction. The Buyer is responsible for paying any Buyer's Agent's fees.

It is the Bidder's responsibility to fully research all characteristics of the property being sold to their own satisfaction and use prior to bidding or bid waiving inspection. This property is selling strictly "AS – IS" with no contingencies, guarantees, or warranties expressed, implied, or subject to any financing, except those acceptable to the seller.

ONLINE, EMAIL BIDDERS, AND OFFERS, for inspections or bidding help, contact **Frank F. Baugh, Auctioneer**, Woodmont Auctions, FL 5257, 2010 8th Ave. South, Nashville, TN 37204, and **Frank F. Baugh, Realtor**, Berkshire Hathaway HomeServices, 5107 Maryland Way, Suite 100, Brentwood, TN 37027, Office, (615) 661-7800, Direct, (615) 347-4705, frank@ffbaugh.com, website ffbaugh.com

REFERRING AGENT: Mark Meyerrose of American Heritage Real Estate

NOTICE: In the event of a technological failure or lack of electronic communication at the time of the Online Auction, and the bidder cannot attend in person, register online and place your highest bid to be incrementally processed automatically at \$1,000 raises to your limit, or email your highest bid to be entered incrementally, at \$1,000 raises to your limit, with your name, address, and cellular phone number to frank@ffbaugh.com. We will inform you of the results as soon as possible.

THE ONLINE AUCTIONEER RESERVES THE RIGHT TO CONTROL THE SIZE OF BIDS TO OPEN AND CONDUCT THE AUCTION FOR THE SAKE OF OVERALL SPEED OF AUCTION AND CLARITY. ANNOUNCEMENTS THE DAY OF AUCTION TAKE PRECEDENCE OVER ALL PRIOR ADVERTISING. THE AUCTION MAY BE CHANGED, CANCELED, OR RESCHEDULED AT ANY TIME WITHOUT NOTIFICATION.



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HomeServices

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