

**Woodmont Auctions**  
Online Sales and Auctions, FL 5257  
**Frank F. Baugh, Auctioneer, 2435**  
2010 8<sup>th</sup> Avenue South, Nashville, TN 37204  
(615) 292-3552, ffbaugh.com, frank@ffbaugh.com  
A Member of the Tennessee Auctioneers Association

**Available Immediately – Open House – Online Auction!**



**714 Iron Hill Road, Burns, TN**

**Catalog, dates, photos, terms, information, and bidding at ffbaugh.com**

**Note:** available for offers from individuals or through real estate professionals at any time **OUTSIDE** of any non-MLS Online Sales or Auctions. **MLS #: 2101704.** Contact us for showings and inspections.

**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.

**Note:** all information is approximate based on the current tax records and on third-party information, and not guaranteed or warranted by the Woodmont Auctions either expressed or implied selling strictly "as-is." 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 without current financial letter of credit.

**Terms of the Online Sale – Auction:** only a 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. Balance at the closing.

For inspections, offers, or bidding help, contact **Frank F. Baugh, #2435, Woodmont Auctions, FL 5257, 2010 8th Ave. South, Nashville, TN 37204, 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 Sale – Auction where the bidder cannot attend in person, register online and place your highest bid to be processed automatically at the published minimum incremental raises to a preset limit, or email your highest bid frank@ffbaugh.com to be entered incrementally to maximum limit. The bidder must include the legal name, address, and cellular phone number to. We will inform you of the results as soon as possible.

**Sale Notice:** Woodmont Auctions reserves the right to control the size of bids to open and conduct an Online Sale – Auction for the sake of overall speed of sale and clarity. Announcements the day of the sale – auction take precedence over all prior advertising. The Sale – Auction may be changed, canceled or rescheduled at any time without notification. Check frequently for updates.



**BERKSHIRE HATHAWAY | Woodmont Realty**  
HomeServices

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