

Woodmont Auctions

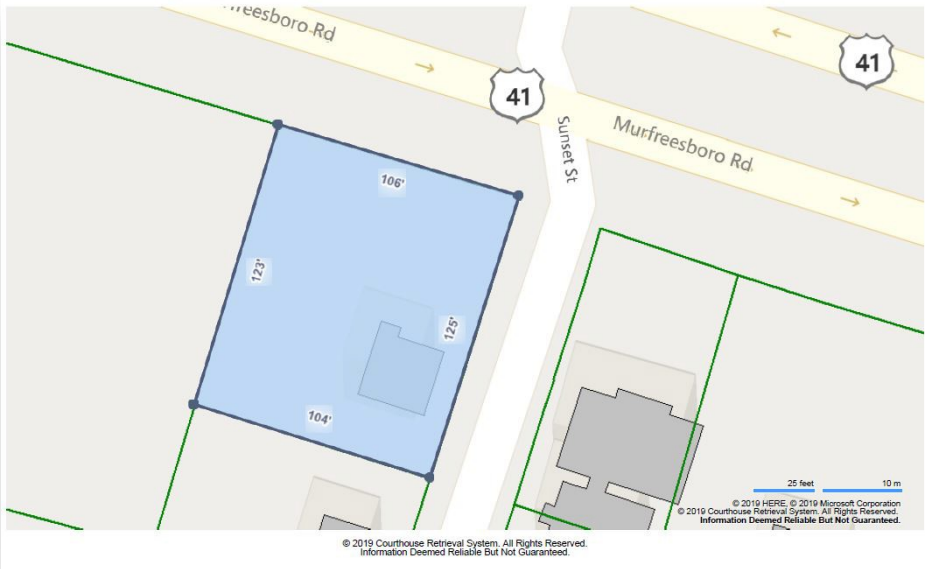
Online Sales and Auctions, FL 5257

Frank F. Baugh, Realtor and Auctioneer, #2435, Since 1987

2010 8th Avenue South, Nashville, TN 37204

(615) 347-4705, ffbaugh.com, frank@ffbaugh.com

A Member of the Tennessee Auctioneers Association



Live Public and Simulcast Auction!

Onsite, Thursday, January 16, 2020, 11 AM

5252 Murfreesboro Rd. La Vergne, TN

Commercial Corner lot, 0.3-acre corner lot

756± SF, Four Office Building. Make an offer anytime!

For catalog, information, photos and online bidding: ffbaugh.com



Referring Agent: Sam Hajib, Stevens Group (615) 366-8900

Frank F. Baugh, Realtor and Auctioneer, #2435, (615) 347-4705, frank@ffbaugh.com



BERKSHIRE HATHAWAY | Woodmont Realty
HomeServices

Frank F. Baugh, Realtor, 5107 Maryland Way, Brentwood, TN, 37027 (615) 347-4705, frank@ffbaugh.com, ffbaugh.com

Woodmont Auctions

Online Sales and Auctions, FL 5257

Frank F. Baugh, Realtor and Auctioneer, #2435, Since 1987

2010 8th Avenue South, Nashville, TN 37204

(615) 347-4705, ffbaugh.com, frank@ffbaugh.com

A Member of the Tennessee Auctioneers Association

Sale Announcements:

5252 Murfreesboro Rd. La Verne, TN

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 anyone.

ONLINE AUCTION TERMS:

- 1) A Buyer's Premium of 5% will be added to the final bid/offer to arrive at the Final Contract. Bid accordingly.
- 2) Cash. A 5% deposit of the Final Contract Amount will be required as earnest money and as partial payment with the Final Contract, and the balance at closing, or as soon as the Closing Agent designates.
- 3) If financing is involved the bidder/buyer MUST have a verifiable financial letter of credit to cover the amount within three business days of the Final Contract and be able to close "As-Is" as soon thereafter as the closing agent designates.
- 4) The seller reserves the right to accept or reject any and all bids including those above any published reserve.
- 5) In all matters this property is selling like all auctions "as-is, where-is." It is the responsibility of Bidders and Buyers at their expense 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 anyone.
- 6) A 2% Buyer's Agency is offered to Licensed Real Estate Agents who have pre-registered their bidder(s) with Woodmont Auctions.
- 7) 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.
- 8) 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 2019 taxes.
- 9) TOTAL TAXES FOR 2018: La Vergne City Tax: \$509.50, Rutherford County Taxes: \$1,506.53, TOTAL TAXES: \$2,016.03
- 10) ZONING: Commercial per tax records
- 11) FLOOD ZONE: X Minimal Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level per tax records
- 12) UTILITIES: water, sewer
- 13) HEAT/COOL: HVAC Central Heat and cool
- 14) POSSESSION: immediate
- 15) SUBJECT TO any restrictions, easements, and/or any other limitations of record.
- 16) THE BUYER is responsible for obtaining their own permits for improvements or changes in zoning whatsoever.
- 17) 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.

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 announced preset minimum raises to your own determined limit, or email your highest bid to be entered incrementally, with your name, address, and cellular phone number to frank@ffbaugh.com. We will inform you of the results as soon as possible.

SALE NOTICE: The Auctioneer reserves the right to control the size of the bids to open and conduct the Live Public and Simulcast Auction for the sake of overall speed of sale and clarity. Announcements at the time of the Live Public and Simulcast Auction take precedence over all prior advertising. The Live Public and Simulcast Auction may be changed, canceled, postponed, or rescheduled at any time without notification. Be sure to check back for any possible changes.



BERKSHIRE HATHAWAY | Woodmont Realty

HomeServices

Frank F. Baugh, Realtor, 5107 Maryland Way, Brentwood, TN, 37027 (615) 347-4705, frank@ffbaugh.com, ffbaugh.com