

# Woodmont Auctions

Online Sales and Auctions, F. L. 5257  
2010 8<sup>th</sup>. Ave. South, Nashville, TN, 37204, (615) 347-4705, ffbaugh.com  
Member of the Tennessee Auctioneer's Association

## ONLINE AUCTION! VERY MOTIVATED SELLER!



## Lot 141, Hurricane Pointe III, Rutherford Lane, Smithville, TN 37166 For catalog, terms, conditions, dates, offers and bidding see [ffbaugh.com](http://ffbaugh.com)

1.09± acre (47,480±) lot 141 of Hurricane Pointe III in Center Hill Lake area, 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! The Seller will definitely sell for \$15,000.00! 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-Auction Offers may be presented and accepted by the Seller prior to the day before the Sale.**

ALL INFORMATION IS APPROXIMATE BASED ON CURRENT TAX RECORDS, OR THIRD-PARTY INFORMATION, AND NOT GUARANTEED OR WARRANTED. 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, conditions, or contingencies except those that may be acceptable to the seller agreed to in writing.

For questions, showings, inspections, to make a presale offer, or for help with email, text or Online bidding, contact **Frank F. Baugh, Auctioneer, Woodmont Auctions**, FL 5257, 2010 8<sup>th</sup> Ave. South, Nashville, TN 37204, or 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](mailto:frank@ffbaugh.com).

**REFERRING AGENT: Mark Meyerrose, American Heritage, Brentwood, TN (615) 519-8219**

The Sale to be held at the offices of Woodmont Auctions and inside Berkshire Hathaway HomeServices, Woodmont Realty, 2010 Eight Ave. South, Nashville, TN 37204. The public is encouraged to attend, watch, and bid in person.

**THE AUCTIONEER RESERVES THE RIGHT TO CONTROL THE SIZE OF BIDS TO OPEN A SALE AND FOR THE SAKE OF OVERALL SPEED OF SALE AND CLARITY. All Auction Company announcements at any time take precedence over all prior advertising. The Auction may be changed, canceled, or rescheduled at any time for any reason without notification.**

**Announcements at any time take precedence over all Advertising!**

Frank F. Baugh is a REALTOR with **Berkshire Hathaway HomeServices, Woodmont Realty**  
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## TERMS:

- 1) A **Buyer's Premium of 10%** will be added to the final bid to arrive at the Final Contract.
- 2) \$3,000 will be required as earnest money deposit (within three business days) with the Final Contract, Cash, balance at closing within thirty days, or as soon after as the Closing Agent designates.
- 3) The Seller reserves the right to accept or reject any or all bids or offers even if above a stated reserve.
- 4) In all other matters, this property is selling like all auctions "as-is, where-is." It is suggested Bidders 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, or implied, or subject to financing without a current financing letter of credit, or except any conditions or contingencies the Seller may accept and as evidenced in writing only.
- 5) The Auction Company makes no guarantees or warranties, either expressed or implied of age, condition, public record, or third-party information. This property is strictly selling "as is, where is."

**THE SELLER WILL PAY FOR:** the warranty deed, insured title, closing statement and their pro-rata part of the annual taxes.

**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.

**TOTAL TAXES FOR 2018:** County \$249.81 = Total \$ 249.81

**FLOOD ZONE:** Zone X, Minimal Flood, Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. FIRM: 47041C0100C

**UTILITIES:** water tap at street (per owner), underground electric (per owner)

**SEPTIC:** sewer tap at street (per owner)

**SCHOOLS:** Dekalb County Central Office Telephone Number: 615-597-4084, or <http://www.dekalbschools.net/>

**POSSESSION:** date of deed

**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 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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