

Woodmont Auctions

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

AVAILABLE NOW!
Online Auction!



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Information Deemed Reliable But Not Guaranteed.

Lot 28, Harbor Pointe Dr. Silver Point, TN 38582 See ffbaugh.com for catalog and dates

PROPERTY DIRECTIONS: From Nashville take I-40 east to Smithville exit 273, go right at fork onto Hwy 141 – Center Hill Dam Rd. to left on Helm Hollow Rd. to left on Poplar Flat Rd. to right on Harbor Ponte Rd. to property on left.

NO BUYER'S PREMIUM! THE SELLER IS VERY MOTIVATED TO SELL TO THE HIGHEST BIDDER!
Fantastic lot! Fantastic, easy location! Nashville! Cookeville! Crossville! McMinnville! Murfreesboro! This Center Hill Lake location, Harbor Pointe, is on the North Side of Center Hill lake and extremely close to I-40, Edgar Evins State Park, and several marinas! Lot 28 of Harbor Pointe development is unimproved and offers 1.24± mostly wooded and rolling acres with 143± of frontage on Harbor Pointe Drive with 361± in maximum lot depth. Plenty of trees and great potential building locations!

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 except those that may be acceptable to the seller in writing.

ONLINE, EMAIL BIDDERS, AND OFFERS: For help submitting an offer, inspections, or bidding direct, or online, contact **Frank F. Baugh, Auctioneer**, Woodmont Auctions, FL 5257, 2010 8th 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

Announcements at any time take precedence over all Advertising!

Frank F. Baugh is a REALTOR with **Berkshire Hathaway HomeServices, Woodmont Realty**
5107 Maryland Way, Brentwood, TN 37027, (615) 661-7800, frank@ffbaugh.com

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

The Auctioneer reserves the right to control the size of bids to open and conduct the Sale. 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.

TERMS:

- 1) 10% as earnest money deposit in cash or certifiable check within three business days of the issuance of the Final Contract by Woodmont Auctions, balance at closing before or within thirty days, or as soon thereafter as the closing agent designates.
- 2) **There is no Buyer's Premium.**
- 3) The Seller reserves the right to accept or reject any or all bids or offers.
- 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, implied, or subject to financing, except any conditions or contingencies the Seller may accept and evidenced in writing.

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. **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 \$188.39. **ZONING:** residential per tax records. **Association fee:** \$100.00 annually. **UTILITIES:** \$252 TN Wastewater annually, \$120 TN Sewer Access Fee annually. **SCHOOLS:** Northside Elementary School, Northside Middle School, Dekalb County High School. **FLOOD:** X Minimal Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. 47041C0100C 04/19/2010. **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.

THE AUCTIONEER RESERVES THE RIGHT TO CONTROL THE SIZE OF BIDS TO OPEN AND CONDUCT THE SALE FOR THE SAKE OF OVERALL SPEED OF SALE AND CLARITY.

BIDDING NOTICE: There is **NO BUYER'S PREMIUM!** The property is selling "as is" in all matters. It is the bidder's responsibility to fully inspect all characteristics of the property to their full satisfaction and use before bidding or bid waiving the right of inspection. The Seller reserves the right to accept or reject any or all bids.

AUCTION NOTICE: The Auctioneer reserves the right to control the size of bids to open and conduct the Sale for 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.



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