

**ENDS  
APRIL  
22**

**PREBIDDING OPEN NOW!  
LIVE ONLINE AUCTION**

**TWO  
SALES**

**328 Shepherd Hills Dr.  
Madison, TN 37115**

**Under Contract –  
All Cash Pre-Auction offer  
Accepted**



Two excellent properties selling separately

**Onsite Public Auction** to be held **Friday, April 22nd** from 12:00 PM to 4:00 PM. Open house from 12:00 PM to 4:00 PM. Bidding starts at 1:00 PM. Bid direct and Internet bidding go live the Simulcast Auction on **Friday, April 22nd**. Register at **www.ffbaugh.com!**

The brick duplex home contains a total of 2,200 SF with a total of 1,520 SF of living space on the main floor and 644 additional square footage available in the divided partially finished basement. Both lots enjoy a beautiful view of the Coleman Lake just across Shepherd Hills Drive.

**Come Celebrate Earth Day with us on April 22  
at this great auction!**

*Announcements at the time of the Online Auction Sale take precedence over all prior advertising.*

**DIRECTIONS:** From Nashville take I-65 north to exit 96/Rivergate Parkway. Go right off exit. At Gallatin Pk. go left and then turn right onto Shepherd Hills Drive. Properties are located at the very end of Shepherd Hills Dr. on the right.

**Terms:**

A Buyer's Premium of ten percent (10%) is added to the final bid to arrive at the final contract - so, bid accordingly. Cash, 10% of the final contract will be required as earnest money deposit, and partial payment in cash or check. (BRING YOUR CHECKBOOK!), balance at closing within thirty days. The property is selling like all auctions "as-is, where-is" without guarantees or warranties expressed or implied. Details of terms can be found at **ffbaugh.com**.



**Hammerman**  
Online Sales and Auctions Team

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