

Woodmont Auctions

Online Sales and Auctions, F. L. 5257

Frank F. Baugh, Auctioneer

2010 8th. Ave. South, Nashville, TN, 37204, (615) 347-4705, ffbaugh.com

Member of the Tennessee Auctioneer's Association

Available Now! Live and Online Auction



Saturday, September 7, 2019, 12 PM Central Time
714 Iron Hill Rd. Burns, TN 37029

Pre-auction offers (MLS included) will be accepted anytime for presentation to the Sellers prior to the Auction.

The public is welcome and encouraged to attend and bid in person at the Sale to be held onsite at 12 PM. The home will be open at 11 AM, the Auction at 12 PM, Central Time.

PROPERTY DIRECTIONS: from Nashville take Interstate 40 West to exit #182 State Route Hwy 96 (Burns, Fairview, Dickson) go west toward Burns and Dickson to Spencer Mill Rd. Turn left to Iron Hill Rd. Turn right to sale on left.

3 Beds, 3 Full Baths, 1 Half Bath, 3198± SF, built in 1998 on 3.90± acres with mature trees. New Roof Installed 4/24/19! Very Motivated Sellers! Wonderful Family Home with rocking chair front porch, hardwood floors on main level, unbelievable 32' x 26' 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! New Middle School under construction! Immediate Possession! **Where else can you get all this just 35 minutes from Nashville?**

ALL INFORMATION IS APPROXIMATE BASED ON CURRENT TAX RECORDS, OR THIRD-PARTY INFORMATION, AND NOT GUARANTEED OR WARRANTED.

Pre-Auction offers: "as – is" only, 10% Buyer's Premium, offer or bid accordingly. Offers may be presented for the consideration at any time Call for showings and inspections before pre-Auction offers or bidding.

1% Buyer's Agent fee is offered to TN real estate agents who register, and are acknowledged by Woodmont Auctions, in writing and delivered by any accepted means, buyer(s) prior to the day of the Sale. *This Sale is separate of any Multiple Listing Service offering, and any MLS offered commissions do not apply to this Sale.*

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.

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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ONLINE BIDDERS, AND OFFERS, for bidding help, inspections, or to submit a written bid or offer, contact **Frank F. Baugh, Auctioneer, Woodmont Auctions, FL 5257**, 2010 8th Ave. South, Nashville, TN 37204, and **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, website ffbaugh.com

Referring Agent: Mark Meyerrose of American Heritage Real Estate, (615) 519-8219

SALE ANNOUNCEMENTS

Selling: 3 Beds, 3 Full Baths, 1 Half Bath, 3198± SF, built in 1998 on 3.90± acres with mature trees, located on 714 Iron Hill Rd., Burns, Dickson County, Tennessee

TERMS:

- 1) The Auctioneer reserves the right to control the size of bids to open and conduct the Sale for overall speed of sale, and clarity.
- 2) **A Buyer's Premium of 10% will be added to the final bid to arrive at the Final Contract. Bid accordingly.**
- 3) \$10,000.00 as deposit with the Final Contract, Cash, or current Bank letter of credit required, balance at closing within thirty days, or as soon after as the Closing Agent designates.
- 4) The Seller reserves the right to accept or reject any or all bids or offers, even if in excess of any stated reserve.
- 5) In all matters, this property is selling like all auctions "as-is, where-is." It is the responsibility of Bidders and Buyers to fully research ALL CHARACTERISTICS 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, implied, or subject to financing, except any conditions or contingencies the Seller may except 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: City \$0.00; County \$ 1,817.10 = Total \$ 1,817.10

ZONING: residential per tax records

FLOOD ZONE: X Minimal Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level per tax records

UTILITIES: water, septic, gas per third party

HEAT/COOL: dual HVAC

SCHOOLS: Stuart Burns Elementary, Dickson Middle School, Dickson County High School

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 OVERALL SPEED OF SALE, CLARITY AND CLARITY. ANNOUNCEMENTS THE DAY OF SALE TAKE PRECEDENCE OVER ALL ADVERTISING. THE AUCTION MAY BE CANCELLED AT ANY TIME WITHOUT NOTICE

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