

Description, Terms and Conditions – announcements the day of sale take precedence over all advertising.

LIVE AND ONLINE SALE

Saturday, July 11, 12:00 PM, Central Time

1465 New Columbia Hwy. (Hwy 50), Lewisburg TN 37091

5+ acres, 5 BR, 3 FB, 2 HB, Saltwater Pool and Spa, Tennis Court

NOTE: Pre-Sale offers entertained (MLS #: 2156185)

Buy at YOUR price! Online Sale! Motivated seller! - low reserve! Here is the ultimate opportunity to obtain a truly exceptional Classic Southern Home exuding hospitality, charm, and taste. This is a finely detailed custom-built Greek Revival Estate Home, built in 2002 situated on 5+ acres offering 5,900+ Sq. ft. in living space five minutes from I-65, twenty minutes from I-840, thirty minutes from The Cool Springs Galleria Mall/Franklin, Murfreesboro and Columbia, and it is approximately a one hour drive to downtown Nashville.

Beveled glass front double doors, marble tiled entryway with grand circular floating stair of oak steps with wrought-iron spindles and oak handrail, custom millwork molding and wainscoting illuminated by a large chandelier and an open second story transom window. The home features finely finished oak wood floors throughout the first floor. The right door leads to a cherry paneled Library great for bridge or reading among cherry bookcases by a tumbled marble fireplace beneath a unique cherry paneled ceiling. The left door leads to a Formal Dining Room, multiple tray ceiling, and a Butler's Pantry. The entry way, Library and the Dining Rooms lead under custom made leaded stained-glass transom windows to an incredible, two story high, tiered tray ceiling, Formal Living Room with fireplace and double French doors leading onto the porch and patio to the saltwater pool and spa. Daytime is illuminated by a series of high transom windows. The large intricately crafted chandelier in the Living Room lowers for effect as desired and to make for easier maintenance. The very heart of this home is the large, modern gourmet eat-in kitchen featuring a center island with built-in butcher block, custom cabinetry, a large farmer's double stainless-steel sink, a vegetable sink, Sub-Zero refrigerator/freezer, a Wolf five burner gas stovetop range, built-in double ovens, a warming drawer, microwave, and half-moon shaped bar area with seating for four. The Breakfast Room sits aside the kitchen with bay window overlooking the tennis court and a door leading to the morning patio for watching the sunrise. The Kitchen flows as well to a fantastic den with fireplace surrounded by tile, capped with fascinating Beadboard Coppola wood ceiling plus double French doors to the porch, pool, and spa. Adjoining is a wet bar with granite counters, bar sink, built-in custom cabinets, block glass privacy wall and barrel tongue and grove Beadboard ceiling. The entire house is designed to flow with all-season entertainment in mind and made simple. The Master bedroom is on the first-floor level and features custom molding with a variable tray ceiling, plus double French doors opening to the pool and covered porch areas. The Master Bath features granite counters, custom cabinetry, a make-up area, Travertine tiled shower with four heads, jacuzzi tub with beautiful cobalt blue tile plus a cavernous master closet for all seasons and the convenience of an its own laundry area with washer and dryer. At the top of the winding stair on the second floor, the landing has an oak floor and custom built-in bookcases, wonderful views and access to secondary staircase leading down to the kitchen. The first-second floor Bedroom is very elegantly and spaciouly designed with built-in shelves and desk area with a tile full-bath and large walk-in closet. The next Bedroom has built-in bookcases, a desk area, a large walk-in closet and access to Jack and Jill bathroom. The third upstairs bedroom, or bonus room, has a huge walk-in closet, built-in bookshelves, window seat, storage cabinets, and access to the Jack and Jill bathroom. Also, most conveniently available is a large upstairs laundry area with built-in shelves for linens plus extra storage room.

Also available is a Rhino tennis court and a saltwater 16 x 40 pool fed by a 10 x 10 spa. The pool is surrounded by Bevol lights perfect for the night swim! Another fantastic feature is the complete outdoor gas grill kitchen area. There is a Bose sound system with speakers inside and out. Also, Custom Lutron lighting system where just one touch and all light are on or off. Also, on the property are two outbuildings: Red cabin and smaller red storage barn.

PROPERTY DIRECTIONS: From Nashville take I-65 south to exit 37 - Hwy 50 exit, turn left on Hwy 50/New Columbia Hwy to sale on right. Look for signs.

ALL INFORMATION IS APPROXIMATE BASED ON CURRENT TAX RECORDS, OR THIRD-PARTY INFORMATION, AND NOT GUARANTEED OR WARRANTED. It is the responsibility of Bidders and Buyers 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 Selling Agent, or subject to financing, except any conditions or contingencies the Seller may except and evidenced in writing.

NOTE: Available for individual offers (MLS #: **2156185**) and Buyer's Agent participation 2% Buyer's Agent that must be signed and received PRIOR to the date of the Online Sale/Auction. Contact us for showings and inspections.

The Live and Online Auction Sale will be held onsite. The public is welcome and encouraged to attend and bid in person. Bids may be entered for live bidders as "Floor Bidder" with registration onsite or online within reasonable time prior to the Live and Online Sale at 12 PM. The property will be open to the public for inspection at 11 AM. The Live Onsite and Online Sale/Auction starts at 12 PM, Central Time. Register to bid online through ffbaugh.com on the "woodmontauctions.hibid.com" tab. Be sure to read ALL the announcements of the Sale. Prior to the Live Onsite and Online Sale/Auction, Bids will be entered in pre-set increments not to surpass the bidder set maximum bid. Bidding will be conducted, and increments determined by the Auctioneer during the Live Sale and with live bids entered into the Online bidding as "floor bids." See the following Online Sale/ Auction Announcements for terms and conditions.

ALL BIDDERS/BUYERS: It is the responsibility of the bidders to inspect the property, or have it inspected on your behalf and at your expense, PRIOR TO BIDDING or bid WAIVING THE RIGHT OF INSPECTION. For inspections, showings, and assistance contact Frank F. Baugh, Auctioneer, #2435, Woodmont Auctions, FL 5257, 2010 8th Ave. South, Nashville, TN 37204, 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: Mike Waggoner, Coldwell Banker Barnes, Cell:(615) 476-4171 License #:223165

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 the maximum bid to be incrementally applied not surpassing the maximum limit, or email the high bid to be entered incrementally, with the bidder's name, address, and phone number (cellular preferred) to frank@ffbaugh.com. We will inform you of the results as soon as possible.

SALE NOTICE: The Online Auctioneer reserves the right to control the size of the bids to open and conduct the Online Auction Sale for the sake of overall speed of sale and clarity. Announcements at the

time of the Online Auction Sale take precedence over all prior advertising. The Online Auction Sale may be changed, canceled, postponed, or rescheduled at any time without notification. Be sure to check back for any possible changes.

~~~

Sale Announcements: Live and Online Sale onsite

1465 New Columbia Hwy. Lewisburg, TN 37091

Selling: a 4 Bedroom (Main BR down), 3 full baths, 2 half baths 5934± SF, built in 2002 on 5.01± acres

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 the Auction Agent.

**ONLINE AUCTION TERMS:**

- 1) A Buyer's Premium of 5% will be added to the final bid 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, in cash or check, balance at closing, or as soon after as the Closing Agent designates.
- 3) If financing is involved the bidder/buyer MUST have a current, valid financial letter of credit to cover the amount of the Final Contract, and close for CASH in thirty days, or as soon thereafter as the closing agent designates. Buyers and Bidders are permitted to inspect or have the property thoroughly inspected at their expense at any reasonable time, the day of the sale, PRIOR to the Sale.
- 4) The seller reserves the right to accept or reject any and all bids including those above a published reserve.
- 5) In all matters this property is selling like all public auctions "as-is, where-is." It is the responsibility of Bidders and Buyers 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' without, or subject to contingencies, guarantees, or warranties expressed, or implied by the Woodmont Auctions and associated agents.
- 6) A 2% Buyer's Agent's Fee is available to any licensed real estate person who delivers a Buyer's Agent's Agreement signed by a bidder participating in the Online Sale/Auction, and reception is acknowledged by Woodmont Auctions in writing, prior to the day of the Online Sale/Auction.
- 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 2020 taxes.
- 9) TOTAL TAXES FOR 2019: City: \$3,529.55; County: \$5,869.42; TOTAL: \$9,398.97
- 10) USE AND ZONING: residential use, zoned A-1, Agriculture-Forestry District.
- 11) FLOOD ZONE: X Minimal Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. 47117C0156D 09/28/2007

UTILITIES: water, septic, gas per tax records

12) HEAT/COOL: dual HVAC

13) SCHOOLS:

Elementary 1: Marshall-Oak Grove-Westhills ELEM.

Middle/JR: Lewisburg Middle School

High: Marshall Co High School

14) POSSESSION: negotiable

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 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 prior to the Sale/Auction email your highest bid to be entered incrementally, with your name, address, and cellular phone number to [frank@ffbaugh.com](mailto:frank@ffbaugh.com). We will inform you of the results as soon as possible.

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

~~~

BIDDING NOTICE

A Buyer's Premium of only 5% will be added to the final bid to arrive at the Final Contract price. Bid accordingly. It is the bidder's responsibility to fully inspect all facts and characteristics of the property to their full satisfaction and use before bidding or bid waiving the right of inspection. There is no provision for payment of Buyer's Agents in the NON-MLS Online Auction Sale.

AUCTION NOTICE

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

~~~