



COURT ORDERED ESTATE AUCTION



SATURDAY, JANUARY 17

2 STORY HOUSE, SHOP, BARN & 27.56 AC., FARM EQUIP., & PERSONAL PROPERTY

SELLING FOR THE ESTATE OF JOHNNY & CAROLYN DYE
3783 BUFFALO RD. • SUMMERTOWN, TN

DIRECTIONS: From Lawrenceburg travel Buffalo Rd. about 11 miles to sale site on left just before you get to Buffalo River Bridge. 3783 Buffalo Rd. From Summertown travel Hwy. 240 (The Turnpike) to Buffalo Rd. Turn left and proceed to sale site on right. Property joins the Buffalo River on all 3 tracts.

NEW SURVEY BY CLEGHORN SURVEYING. SEE PLAT ON BACK OF THIS FLYER.

27.56 AC. OFFERED IN 3 TRACTS, COMBINATIONS OR AS A WHOLE TO DETERMINE SALE.

ABOUT THE REAL ESTATE:

TRACT 1: Rural living at its best with endless possibilities! Sitting on 7.29 ac., this unique home can offer two separate living quarters, making it ideal for a duplex setup, multi-generational living, or a private mother-in-law suite. The main level features a spacious living room, a primary bedroom with en-suite bath and laundry, an open kitchen and dining combo, and two versatile loft rooms perfect for bedrooms, office space, or hobbies. The full walk-out basement provides a complete second living area, including a kitchen, living room, bathroom with laundry, and two bedrooms—one featuring a cozy sitting area—along with two additional storage rooms for added convenience. There is a large metal barn for equipment, farm animals, or storage. Enjoy peaceful country living with a frontage on the Buffalo River, all while remaining conveniently located near Lawrenceburg and Summertown. This property combines flexibility, functionality, and scenic surroundings—truly a rare find.



TRACT 2: Discover the perfect blend of functionality and natural beauty with this 10.90 ac. tract offering tremendous road frontage on Buffalo Road. The property features a large metal shop with concrete flooring and electricity already in place, ideal for equipment storage, a workshop, or future development needs. A prime building site sits high on the property, providing scenic views overlooking the Buffalo River, while the land also boasts desirable river frontage below. Whether you're looking to build, invest, or enjoy recreational use, this versatile tract offers outstanding potential in a beautiful rural setting.

TRACT 3: Tract 3 offers 9.37 beautiful acres with excellent road frontage and a well-suited building site, making it an ideal location for your future home or getaway. A peaceful branch runs through the property, adding natural charm and character, while the tract also features desirable frontage on the Buffalo River. With a mix of usable land and scenic water features, this property provides a wonderful opportunity for residential, recreational, or investment use in a picturesque setting.

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PERSONAL PROPERTY

Ashley Wood Heater
Frigidaire Glass Top Stove
Frigidaire Side By Side Refrigerator
Bakers Rack
Hamilton Beach Microwave
Table & 6 Chairs
Green Hutch
Power Couch
Loveseat
Lift Chair
Two End Tables
Side Table
Hospital Bed
King Size Bed & Dresser
Bookcase
Red Nightstand

Frigidaire Air Conditioner
Media Air Conditioner
Blue Table
Pitcher & Bowl & Nightstand
Rolltop Desk
Wooden Rocker
Oak Table
2 Black Filing Cabinets
Wash Stand
Dresser w/Mirror
GE Washer
Red Dresser
Record Player
Scooter • Stepper
Capodimonte Glass
Carnival Glass

Smoothing Irons
Walker, Wheel Chair
Bath Chair
Pictures & Frames
Folding Bed Frame
Cast Iron
Pots & Pans
Dishes, Pyrex
Patio Chairs, Flowerpots
Yard Decor, Plants
Toy Tractor
Metal Shelves
Heaters, Fans
Utensils/Flatware
Christmas Items
Odd Dressers

Tin/ Wood
Grain Wagon
Bennche Side By Side
Barb Wire
Water Trough
Concrete Blocks
Scrap Metal
2 Rotary Hay Mowers, May
Need Work
3 Pt. Boom Pole, 3 Pt. Pallet
Fork, 3 Pt. 4 Bottom Turning
Plow, 3 Pt. Orchard Plow
2 Wheel Type Disks 12' & 14'
16" Double Axle Bumper Hitch
Trailer With Ramp
2 Wheel Barrows

HANGRY GOAT FOOD TRUCK WILL BE ON SITE. PORTA-POTTIES AVAILABLE.

Homes built prior to 1978 are subject to have lead base paint. In accordance with federal law all potential buyers will be allowed 10 days, prior to the sale, to have house inspected at their expense. A form may be signed day of auction waiving this right.

TERMS OF SALE: **REAL ESTATE:** requires 10% non-refundable deposit day of auction, balance due on or before Feb. 17, 2026. 2026 taxes will be prorated day of closing. **PERSONAL PROPERTY:** Driver's license required for registration, cash, cashier's check, certified check, personal check w/bank letter good for day of sale. No cards accepted. ALL ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ALL PRIOR ADVERTISEMENTS AND ANNOUNCEMENTS. **FOR MORE INFORMATION & PICTURES GO TO www.auctionzip.com (36040), OR hoodandhester.com OR CONTACT:**



Hood & Hester Realty & Auction

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