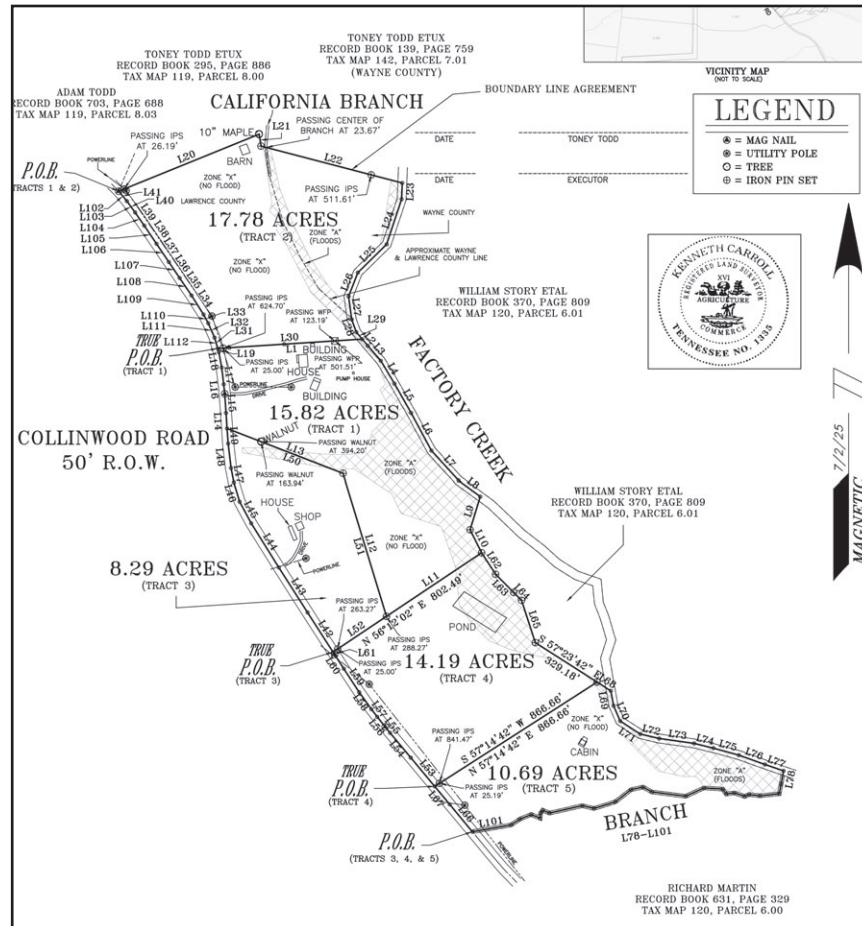


GUNS & PERSONAL PROPERTY:

There is no way to list all of the wonderful well-cared-for items that will sell at this auction. Mr. Rochelle was a mechanic and machinist, owned his own shop with many precision tools to sell in this auction, 24 guns, 4 tractors, 4 vehicles, lots of 3-pt farm tools, trailers, lots & lots of household, nice furniture & appliances.



ABOUT THE REAL ESTATE:

TRACT 1: This beautiful 15.82-acre tract features a well-maintained 3-bedroom, 2-bath home with a spacious split floor plan. Enjoy the master suite with garden tub, oak cabinets, large living room, central heat and air, and quality trim throughout. Relax on the large back porch overlooking a big backyard. The home includes an oversized attached garage and sits near a large shop with electricity. Excellent creek frontage adds to the appeal of this ideal country homestead!

TRACT 2: A picturesque 17.78-acre tract offering excellent building sites, generous creek frontage, and a large pole barn—perfect for storage, equipment, or conversion to other uses. This versatile tract is ideal for future development or recreational enjoyment.

TRACT 3: This tract includes a 3-bedroom, 2-bath manufactured home with central HVAC and a large detached shop or garage. Set on 8.29 acres, this tract provides privacy, functionality, and country comfort. Water is sourced by a spring branch.

TRACT 4: Spanning 14.19 acres, Tract 4 offers excellent road frontage, multiple building sites, and a large pond—perfect for livestock, recreation, or your dream home in the country.

TRACT 5: Tucked away on a wooded setting of 10.69 acres, this cozy log cabin offers a peaceful retreat with a living room/kitchen combo, loft sleeping area, and a deck overlooking the creek. The cabin is powered by a propane generator, making it a perfect off-grid getaway. Water is sourced by a spring branch.

TOTAL ACREAGE IS 66.77.

Hood & Hester Realty & Auction

PROFESSIONAL AUCTION SERVICES

931-244-7555

909 N Locust Ave. — Lawrenceburg, TN
Real Estate Firm Lic 263154 • Auction Firm Lic 5886

Col. Jeff Hood, Auctioneer/
Real Estate Broker
(931) 279-4031
Auctioneer Lic. # 2295

Col. Guy Hester, Auctioneer/
Principal Broker
(931) 629-0078
Auctioneer Lic. # 2821

TERMS OF SALE: Real Estate: requires 10% non-refundable deposit day of auction, balance due on or before October 20, 2025. Possession w/deed at closing. 2025 taxes will be prorated day of closing. Driver's license required for registration. Personal Property: cash, cashiers 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 AUCTIONZIP.COM CONTRACT NUMBER (36040), HOOD & HESTER.COM OR CONTACT HOOD & HESTER REALTY & AUCTION.

9:00 A.M.

ESTATE AUCTION

9:00 A.M.

SATURDAY, SEPTEMBER 20

**66.77 ACRES, 5 TRACTS, HOUSE, HOUSE TRAILER
& CABIN ON CALIFORNIA BRANCH & FACTORY
CREEK, VEHICLES, TRACTORS, EQUIPMENT, TOOLS,
GUNS & HOUSEHOLD PROPERTY**

**SELLING FOR ESTATE OF W.D. ROCHELLE
290 COLLINWOOD ROAD • WEST POINT, TN**

DIRECTIONS: From Lawrenceburg intersection of 43 & Gaines St. travel west on Gaines to West Point Rd. (at golf course) turn left & go through West Point to Collinwood Rd. Turn right & go to sale site on right. From Collinwood travel Railroad Bed Road to Collinwood Rd. (California Branch) turn left & go to sale site on left. **WATCH FOR HOOD AND HESTER AUCTION SIGNS AND ARROWS.**



**OPEN HOUSE SUNDAY SEPT. 14TH
FROM 2:00 TO 5:00 PM
(FOR REAL ESTATE ONLY)**

**WE WILL RUN 2 AUCTIONEERS MOST OF
THE DAY. REAL ESTATE SELLS AT 10:00 A.M.
THERE WILL BE 5 TRACTS NOT TO BE
REGROUPED. WHEN EACH TRACT IS SOLD
THE FINAL BID WILL STAND.**



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ITEMS TO SELL

Stevens Arms +Co. Little Scout, Single Shot, 22 Long Rifle. 7/2/1907
 Rutger 10-22 Stainless w/Syn. Stock and Bushnell Scope
 Mossberg 12 Ga. Syn. Camouflage, 2 ¾ or 3s or 3 ½
 Stevens Model 311, 12 Ga. Dbl Barrel Shotgun
 Smith And Wesson 38, S+W, Air Weight
 Smith & Wesson 38 S+W Air Weight w/Holster
 Smith And Wesson 38, S+W Air Weight
 Colt 38 Special, 6 Shot, Detective Special
 Smith And Wesson Air Weight, 38 Special, 5 Shot
 Beretta, Made In Italy, Model 950, 6.35 Cal. Single Shot w/Holster
 Smith & Wesson, Stainless Model G45, 45 Auto
 Smith And Wesson 9MM
 Henry Rifle 22 Long, Wood Stock, Black Finish, Lever Action
 Remington Stainless, Syn.Stock,Semi Auto, 22 Long Rifle
 Savage, Syn. Stock, Over/Under, 22-410, Model L/2
 Browning, Made In Japan, 22 Long Rifle Wood Stock
 Rutger 22 Long Rifle, 1022 Stainless/Syn., Bushnell Scope, Semi Auto
 Rutger 22 Long Rifle, 1022 Stainless/ Syn., No Scope
 Revelation Savage Model 350, 2 ½ + 3", 410 Single Shot, Wood Stock
 Rofm #4, Mk1, 1941 Full Wood Stock Military Gun

Remington Model 514, 22 Shorts or Long or Long Rifle, Bolt Action, Wood Stock
 Iver Johnsons Arms Work, Fitchburg, USA Champion 42065
 Marlin 30-30, Micro Groove Barrel ,Wood Stock, Lever Action w/Leupold Scope
 Henry 17, Golden Boy, Wood Stock, Lever Action, Octagon Barrel w/BSA Scope w/Case
 1999 Dodge Ram Sport, Yellow, 116,870 Miles, 2 Door, Short Wheelbase
 2015 Jeep Patriot, Grey, 41,200 Miles
 2008 Dodge Challenger R/T Hemi Red/Black 1380 Miles (Collector)
 2013 Dodge Ram Big Horn Edition, 24,246 Miles, 2 Door Short Bed. Black
 Kubota ZD326H, High Torque, Diesel Engine, Zero Turn, Hydraulic Deck, 72" Cut
 Honda Foreman 400, 4 Wheeler
 Double Carport To Be Moved, Extra Tall
 Tool Boxes/Craftsman
 Power Tools/ Battery • Washer Fluids/Oils
 Lots of Machinist Tools
 4 Stihl Chainsaws • Air Compressors
 Generators/Honda/Generac
 Karcher 6hp. Pressure Washer
 Airless Paint Sprayer
 Shop Vac • 3 Metal Cabinets
 3 Work Benches • Vise
 Drop Cords/Plumbing/Straps
 Furniture Dollies • Ropes/Crates
 Camping Lanterns/ Vintage Railroad Lantern
 Dinner Bell • Hornets Nest

Vintage Metal Glider/Chair
 Radio Flyer Wagon
 Sleds • 50's Pedal Car • Old Rocking Horse
 Thermos Smoker Grill • Heaters
 Regions Bicycle • Dog Cage
 Patio Table/2 Chairs/Chaise Lounge
 Folding Lawn Chairs
 Quilts (Early 1900's)
 Crock Jugs • Table/8 Chairs
 White Table/4 Chairs
 Wooden Table/4 Chairs
 Quilt Rack/Shelves • Lamps/Pictures
 Rockers • Cedar Chest
 Odd Chairs/Tables/Cabinets
 Night Stands • Stereo/Speaker
 Albums/Records/DVDs/CDs
 Elvis Collection • Bell Collection
 Bear Bryant Collectible Coke Bottles
 Enamel Ware Dishes • Towels/Linens
 Smoothing Irons • Cross Cut Saws
 Old Monophone Victrola
 Baskets/Dishes/Glass
 Vacuum Cleaner • Blue Jars
 Hose/Reel/Coolers/Yard Tools
 Ladders/ Plastic Owls

Kubota M7040, 4-Wheel Drive w/ La1153 Loader w/Bucket, About 700 Hrs. Skid Steer Attached, Joy Stick, Positive Lock, Good Straight Tractor, Good Rubber, Dual Remote Hyd.
 885G David Brown Case Tractor

Gas Burner, Needs Carburetor
 Ford 1700 Tractor Parts Only
 Bush Hog, 8-Foot, 3-Pt Cutter, Like New
 2,250 Lb Shop Cherry Picker
 AC 225-Amp Electric Welder
 Horse-Drawn Layoff Plow
 5.5 Briggs Gas-Powered Air Compressor, 20-Gal
 Schumaker Batter Charger on Wheels
 3-Pt Hitch, 6-Ft Rototiller, Heavy Built
 Large Pile of Scrap Iron
 3-Pt Hitch, 6-Ft Bush Hog
 3-Pt Seed or Fertilizer Spreader
 12-Volt, 20-Gallon Sprayer
 Push-Reel Lawn Mower
 3-Pt Post Hole Digger
 Gas Cans • Log Chains
 Retail Scales • Air Tank
 3-Pt, 5-Ft Box Blade
 3-Pt, 6-Ft Disk
 3-Pt, 8-Ft Cultipacker
 16-Ft Bumper Hitch Trailer, Needs New Bed
 6x8 2-Wheel Trailer • Rubbermaid Yard Cart
 3-Pt, 6-Ft Grader Blade • Truck Bed Toolbox
 20-Ft Bumper Hitch Trailer (Good)
 New 3-Pt Hydraulic Grapple Skid Steer Hitch
 Flat-Bottom Turning Plow w/3-Pt Hitch
 Wood Brush Hog, 3-Pt 7-Ft, Like New
 3-Pt Scoop • Push Garden Planter
 10-Ft, 3-Pt Bush Hog (Like New)
 MANY ITEMS TOO NUMEROUS TO MENTION

Breakfast & lunch will be catered by the Hangry Goat Food Truck. Restrooms will be available.

