

Saturday, March 24th, 2018 @ 10:00 A.M.

# ABSOLUTE AUCTION

803 SQFT HOME ON 68 ROLLING ACRES WITH PASTURE LAND, AWESOME TRAILS & GORGEOUS VIEWS. 1,500 FEET FRONTAGE ON COOKEVILLE HWY.

**777 Cookeville Hwy., Elmwood, TN 38560**



**SELLING IN ONE TRACT 68 Acre rolling farm. Approximately 13 acres of pasture land & 55 acres of awesome trails for camping, hunting & hiking. Gorgeous views. 1,500 feet frontage on Cookeville Hwy and about 100' on Maggart Rd. Active spring on the property. 803 Square foot site-built home with 2 bedrooms & 1 bath. barn & outbuildings.**



**For Details Call Listing Agents Tammy Maggart 615-418-5487 or Angela Bates 615-418-5601**



Visit Us Online at  
[DiscoverRealtyAndAuction.com](http://DiscoverRealtyAndAuction.com)

**(615) 444-9800**

*Sale day announcements take precedence over any advertisement. Information believed to be accurate but not guaranteed.*

**Auctioneer**  
Jeff Hallums #3936 (615) 478-7853  
**Auctioneer**  
Matthew Whitaker #6164 (615) 948-1900

**155 Legends Drive, Suite P • Lebanon, TN 37087**

**Seller:** James Gentry - MLS# 1907255  
**Listing agent:** Tammy Maggart/Angela Bates  
**Sale Date Terms:** Real estate is selling "As Is" and "Where Is". Title opinion to be provided to buyer. Selling subject to deed and legal description. 10% Non-refundable deposit day of sale with balance due at closing approximately 30 days out. No inspection, finance or any other contingencies. Discover Realty & Auction represent the sellers of this property.  
**Bank Terms:** Contact Andy West (615) 735-3990 Wilson Bank & Trust 1300 Main St. N Carthage, TN 37030.



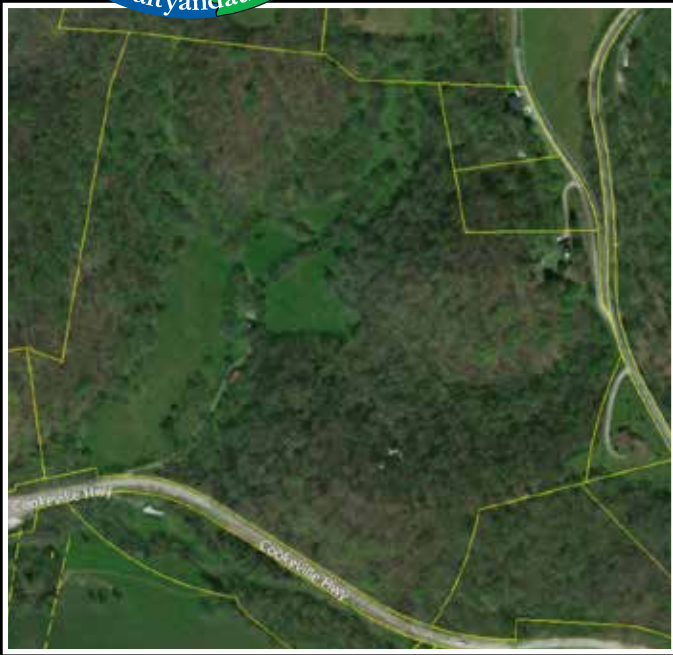
**Auctioneer**  
 Jeff Hallums #3936 (615) 478-7853

**Auctioneer**  
 Matthew Whitaker #6164 (615) 948-1900

155 Legends Drive, Suite P  
 Lebanon, TN 37087

# ABSOLUTE AUCTION

**803 SQFT HOME ON 68 ROLLING ACRES - MLS# 1907255**  
**Saturday, March 24th, 2018 @ 10:00 A.M.**



**LOCATED 10 MILES OFF I-40 AT THE CARTHAGE/GORDONSVILLE. EXIT #258**

**DIRECTIONS:** From Nashville, take I-40 E to exit 258 (Carthage/Gordonsville). Go left for 4 miles to Hwy 70 (Cookeville Hwy). Go R for 6.2 miles to farm on left.

**Seller:** James Gentry - MLS# 1907255

**Listing agent:** Tammy Maggart/Angela Bates

**Sale Date Terms:** Real estate is selling "As Is" and "Where Is". Title opinion to be provided to buyer. Selling subject to deed and legal description. 10% Non-refundable deposit day of sale with balance due at closing approximately 30 days out. No inspecton, finance or any other contingencies. Discover Realty & Auction represent the sellers of this property.

**Bank Terms:** Contact Andy West (615) 735-3990 Wilson Bank & Trust 1300 Main St. N Carthage, TN 37030.

**LOCATION: 777 COOKEVILLE HWY., ELMWOOD, TN 38560**



**Auctioneer**  
 Jeff Hallums #3936  
 (615) 478-7853



**Auctioneer**  
 Matthew Whitaker #6164  
 (615) 948-1900

**(615)444-9800**

155 Legends Drive, Suite P • Lebanon, TN 37087

Sale day announcements take precedence over any advertisement. Information believed to be accurate but not guaranteed.