

AUCTION LIVE & ONLINE!

Presented by John Roebuck Auctions

LUMBERYARD • BANK ORDERED SALE

4215 Winwood Farms Loop Rd., Middleton, Hardeman County, TN 38052



This property offers multiple uses. Formerly a lumber sawmill yard, it is easily adaptable to various uses such as an equipment yard, construction company, trucking company, pallet manufacturing plant, recycling plant, and lumber company. Use your imagination to fit your needs.

- 12± acres of industrial property
- 50,000± sq/ft of buildings under roof
- All utilities 440 volt service on the property with offices, storage, graveled and asphalt yard, dock doors with roll up doors and the entire property is fenced.
- Over 1,000 ft. of road frontage.
- Visit our website for a Comprehensive property info package*



OPEN HOUSE to walk the property, Thurs. March 11th, & Friday, March 12th, 10am - 4pm CST

Online Bidding Starts Monday, March 15th, 11:07am CST

Auctioneer Live On-Site Thursday, March 18th, 12:07am CST to take final bids!

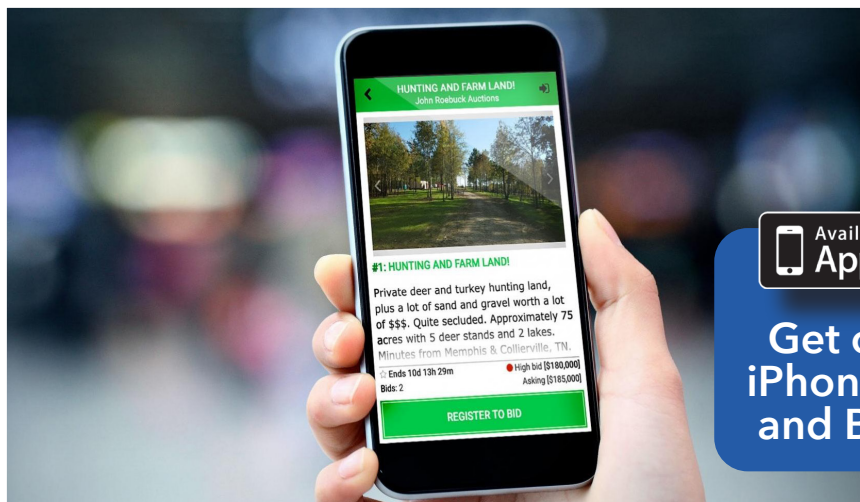
Going to the Highest Acceptable Bidder!

*DISCLAIMER: John Roebuck Auctions or any of their associates makes no claim either spoken or implied to the accuracy of this report, it was compiled from information provided by the appraisal company, Integra Realty Resources, Memphis.

www.JohnRoebuckAuctions.com
901-763-2825/901-486-0839

JDR Auction Services of FL, LLC (dba) **JOHN
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This Auction is conducted in conjunction with Michael Turley & Michael Varner Brokers



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A note from the Auctioneer: Welcome to online bidding!

All bidders must receive financial approval to bid online. In order to be pre-approved, you must present a letter from your bank guaranteeing your check to be able to cover the full deposit or you must receive approval from the auctioneer. To register to bid online, please go to johnroebuckauctions.com to register for this auction. Upon receipt of your online registration, our office will contact you to begin the pre-approval process. Once you are pre-approved to bid online you will be notified. If you have any questions I can be reached directly at 901-486-0839 or by email at john@roebuckauctions.com.

When bidding online, you will see the current bid and the next asking bid which means the next bid increment not necessarily the final sales price.

Online bidding will continue until the reserve has been met. Please note that the Seller retains the right to accept any offer prior to March 18th which would effectively end the bidding.

God bless and Good luck!

***Call John Directly to
Make a Buy Now Offer!***

901-486-0839

- ***Register for Pre-Approval***
- ***Step by Step Instructions for Bidding Online***
- ***Make a Pre-Auction Offer***

TERMS & CONDITIONS:

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All closings shall take place no later than 45 days after all parties have signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

AL #823 • FL #CQ1042959 • GA #166853 KY #RP811 • LA #AB-292 • MS #276F • SC #73182 • TN #5896



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