

AUCTION!

32± Acres of Prime Development Land

George R James Rd, Fisherville/Eads Tn Area
Parcel#: D0211 00166

Finally this tract of land is on the market, selling to the highest acceptable bidder!

LOCATION ~ LOCATION ~ LOCATION



The Auctioneer will be On-Site to close out the bidding
Friday, June 18th 12:07pm CST

(Unless we get a "Buy Now" offer that pleases the seller)

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

JDR Auction Services of FL, LLC (dba) **JOHN ROEBUCK AUCTIONS**



Great Land for Developers Fisherville/Eads Area

- 32± Acres of vacant land over 1500 ft on George R. James Road in the upscale Fisherville area. With some dirt work, you will have a perfect spot for your next development of homes being built.
- Great Access along two sides of George R James Rd
- The housing market is at an all time high with no houses to sell - so builders - wake up and Buy Now!

A note from the Auctioneer: Welcome to online bidding!

We will offer online bidding for your convenience for those who cannot attend the live auction. However, let me encourage you to be present for the Live On-Site auction.

All bidders must receive financial approval to bid either online or at the live auction. 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. For registration at the Live Auction, please be sure to bring a letter from your bank guaranteeing your check to be good.

This Property might bring 1/2 of its appraised value. The owners are anxious to sell to the best bidder, so at the end of the bidding be the BEST! Low offers don't hurt our feelings!

If you have any questions I can be reached directly at 901-486-0839 or by email at john@roebuckauctions.com.

Please note that the Seller retains the right to accept any Pre-Auction offer which would effectively end the bidding.

God bless and Good luck!
John Roebuck

Not only is it situated in the right demographic, it's prime in every way, as Realtors say, "Location, Location, Location!"

**The owners are anxious to sell to the best bidder, so at the end of the bidding be the BEST!
Low offers don't hurt our feelings!**

- **Go to www.JohnRoebuckAuctions.com**
- **Get registered and start the bidding.**
- **Call Me Direct @ 901-486-0839**

Get our Mobile App
for iPhone or Android
device and
Bid from anywhere!



Roebuck
Auctions

Please note: All images used from Google Earth and other sources are for illustrative purposes. These and the dimensions given are illustrative for this property and individual properties may differ.

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 has 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



Looking to buy or sell land properties?
Call the LANDMAN today and let us
help you with all your land sales!

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