

ABSOLUTE AUCTION

Former "Furniture for Sale, LLC"

1483 Hwy 51N, Covington, TN 38019

3 Buildings sitting on one lot: 3.8± Acres



Inspection Day Wednesday, June 28th 10am-2pm CST

Auctioneer On-Site to Receive Live Final Bid

Thursday, June 29th @ 12:07pm CST

Selling Regardless of Price ~ to the Highest Bidder!

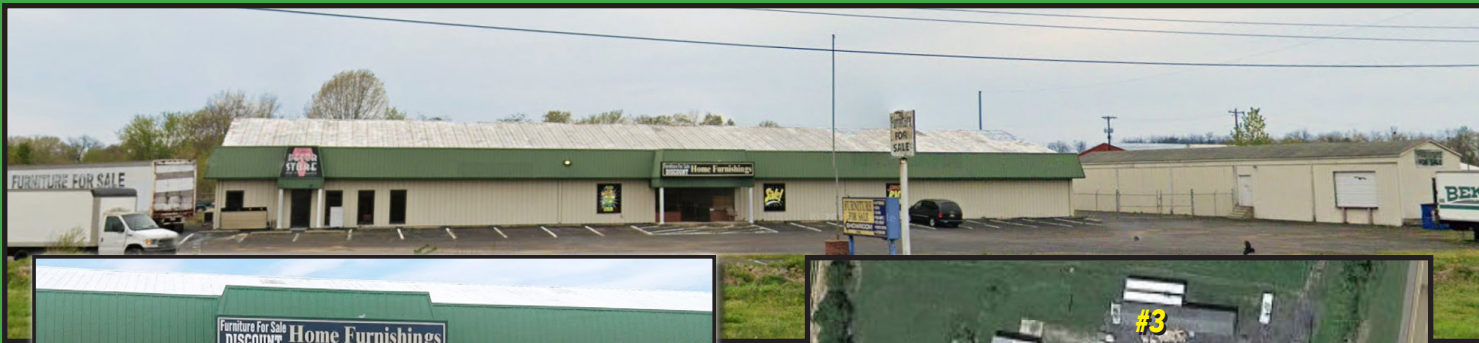
There will be no online bidding Call the Auctioneer for more info @901-486-0839

www.JohnRoebuckAuctions.com

901-763-2825/901-486-0839

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

Presented by JDR Auction Services, LLC in conjunction with Harold Morris Real Estate Agent, Covington, TN



Main Bldg #1 Furniture For Sale, LLC



Bldgs sitting on 3.8± Acres

A Message from the Auctioneer:

Ladies and Gentlemen,

Thank you for showing interest in this property. The Auction is brought to you in conjunction with Harold Morris Real Estate Broker. This property has served the owner very well for several years, as a fine furniture show room.

Building #1 has a very nice show room plus it would be very easy to house multiple tenants or many other types of businesses it has 11,000±sq.ft.

It should rent for approximately \$5,000/mo.

Building #2 has 4,000± sq.ft. with a dock and raised door used for the over flow of inventory.

It should rent for approximately \$2,000-3,000/mo.

Building #3 has 2,000± sq.ft. with a dock and raised door.

It should rent for approximately \$2,000/mo.

Inspection Day Wednesday, June 28th 10am-2pm CST

All three buildings are sitting on one lot on 3.8± acres

- Zoned "Highway Commercial" with a possibility to go "Industrial."
- The Property on Highway 51 North has a great traffic count!

It is located just 20 minutes from the New Ford Motor Plant and Blue Oval City in Stanton, TN that is projected to bring a great number of employees and their families to the area.

This is an Absolute Auction ~ Selling Regardless of Price
God Bless and Good luck!

Terms and Order of Auction:

The Auction will be held on-site at 1483 Highway 51 North, Covington, TN on June 29th, 2023 at 12:07pm CST. Be ready and on-site before noon to secure your spot to bid. The Real Estate will be sold first. Immediately after the real estate is sold there are several thousands of dollars of furniture to be sold. If there is any interest of buying the furniture in one lump sum, it will be offered all together and sold to the highest acceptable offer. There will be a 10% buyers premium on the real estate and furniture.

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 on the real estate and furniture will be added to the winning bid to determine the total price to be paid. The furniture sold plus a ten percent buyers premium will be paid in full the day of the auction.

The high bidder on the real estate will be required to place the 10% deposit the day of the signing the contract in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All real estate 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.

Presented by JDR Auction Services, LLC in conjunction with Harold Morris Real Estate Agent, Covington, TN

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



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