

LIVING ESTATE AUCTION

3190 WINWOOD FARMS LOOP, MIDDLETON, TENNESSEE 38052

SATURDAY, AUGUST 3RD, 11:07AM CST

This 61+- acre property known as the Crown Jewel of Hardeman County, Tennessee is offered at public auction live and on-line on Saturday, August 3, 2024 @ 11:07 a.m. CST. The auctioneer will offer it in 4 separate tracts as following:

• **Tract 1:** Nice upscale cabin with 2 bedrooms, 2 bath, kitchen, living room, office with its own entrance, heat and air and internet service, 36'x12' enclosed deck with heat and air overlooking the 92-acre lake, an enclosed gazebo with a fully equipped outdoor kitchen and entertainment area, 16'x16' deck/picnic area overlooking the lake, a boathouse with ramp and winch, all sitting on 17+- acres of lake view. Also includes a 12'x28' insulated storage building with electricity and a 10' x 20' underground storm shelter with electricity and some furnishings.

• **Tract 2:** Second Home/In-law home with 3 bedrooms, 2 bath, large 12'x 40' deck overlooking deer runs with a creek and wooded area behind home, with a white picket fence and front porch made for relaxing

• **Tract 3:** Beautiful 30+- acre tract featuring rolling Tennessee hills perfect for building sites

• **Tract 4:** Nice large Tractor Shed/Shop sitting on 5+- acres with 4 bays, roll-up doors, concrete floors and electricity. 2 Bays will accommodate large RVs plus an additional 40'x14' tractor shed/storage.

The auctioneer will be flexible to allow you to combine 2 or more tracts or you can combine all 4 tracts which will allow you to own the entire 61± acres.

Go to www.walkerauctions.com for a complete catalog and to register to bid.

REAL ESTATE, FARM EQUIPMENT AND HOUSEHOLD ITEMS

INSPECTION DATES: SATURDAY, JULY 20 · 10AM - 2PM; SUNDAY, JULY 28 · 2PM-5PM CST

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WALKER AUCTIONS

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61± ACRES : SURVEY OF 4 TRACTS

