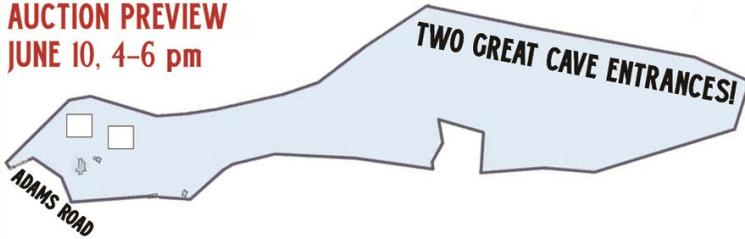


SMITTYAUCTION.COM

SELLING ABSOLUTE TO THE HIGHEST BIDDER!
17 +/- ACRES WITH 2 HOMES!

SATURDAY, JUNE 11TH / 9:59 AM
3485 ADAMS ROAD, MURFREESBORO 37130

AUCTION PREVIEW
JUNE 10, 4-6 pm



- 17+/- surveyed acres. Open & wooded land. 283 +/- ft of county road frontage.
- Two mobile homes. Private Country living close to town. Just 2.5 miles to MTSU!
- Peaceful outdoor entertainment area with fish pond, fountain, waterfall & open bar.
- Greenhouse & storage buildings. • Enjoy the huge shade trees.
- City water plus a good water well & new electrical service.
- Ideas: Rental property? New modular homes or build new homes on existing septic systems? (Inquire with County Planning).
- Special note: There is a huge stockpile of soil. Could be used on the property or sold, potentially 100s of loads.

TERMS: **No Buyer's Premium!** Selling Absolute on location. 10% NON-Refundable down payment due day of sale. High bidder to sign Purchase & Sale Agreement. Balance due on or before July 6, 2022. (Please have all financial arrangements made prior to the sale. No financial contingencies.) Possession: with deed. Property Taxes: pro-rated. 1% Broker Participation. Please see website for details.

DIRECTIONS: From I-24, take exit 81B (toward Murfreesboro), continue N on S. Church St., (R) on S. Rutherford Blvd., (R) on Halls Hill Pike, (L) on Twin Oak Dr., (R) on Adams Rd., property will be on (L).

M.A. SMITTY & CO.
AUCTION & REALTY

MATTHEW SMITTY, AUCTIONEER • 615-890-4545 • TN LIC 6457

Announcements made day of sale take precedence over previous advertising.

Sold "as-is/where is" with no warranties expressed or implied. All information deemed reliable but not guaranteed.

Book YOUR auction
sale today!

Matthew Smitty, 615-890-4545