

# Primary Home • 5.52 +/- Ac

ONLINE ONLY ABSOLUTE AUCTION

BIDDING ENDS THURSDAY • OCT 1 • 10 AM

4 Tenant Homes • Personal Property



**4514 Ditty Rd.  
Cookeville, TN 38506**



A Versatile Property with Numerous Possibilities! A spacious 4-bedroom, 3-bathroom Sears Catalog Home situated on 5.52 acres, along with 4 additional tenant homes, a barn and an RV carport.

Conveniently located on the corner of Burgess Falls Rd. & Ditty Rd.,

this property has tremendous potential and commercial opportunities. In addition to the primary home, the 4 tenant homes offer flexibility for rental income, extended family, guests or other uses. It will be offered in 1 parcel by a new survey. Also selling is an

abundant inventory of personal property including tractors, antiques, collectables and much more!



**ONSITE PREVIEW: THURSDAY • SEPTEMBER 17 • 4-6 PM**

**Lee J. Amonett • Broker/Auctioneer • (931) 252-1907**

Terms: RE: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Year Taxes Pro Rated. Possession with Deed. Home built prior to 1978, Buyer to sign a 10 day waiver of inspection for leadbase paint. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising. PP: Payment in full @ pickup SATURDAY • OCTOBER 3 • 9AM-1PM @ 4514 Ditty Rd. • Cookeville, TN 38506. Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.

**AMONETT'S EAGLE  
AUCTION & REALTY, LLC**

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