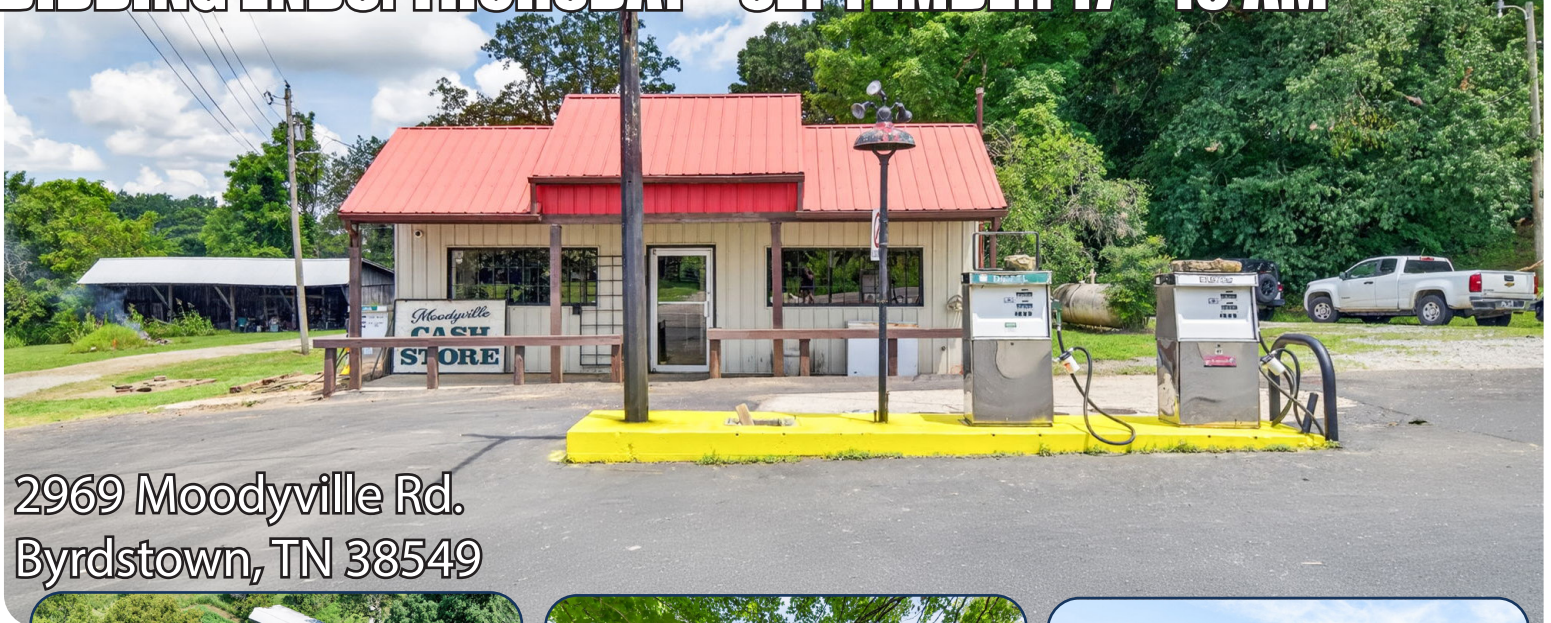


ONLINE ONLY ABSOLUTE AUCTION

Moodyville Cash Store • Home & Adjacent Lot

BIDDING ENDS: THURSDAY • SEPTEMBER 17 • 10 AM



2969 Moodyville Rd.
Byrdstown, TN 38549



ONSITE PREVIEW: THURSDAY • SEPTEMBER 3 • 4-6 PM

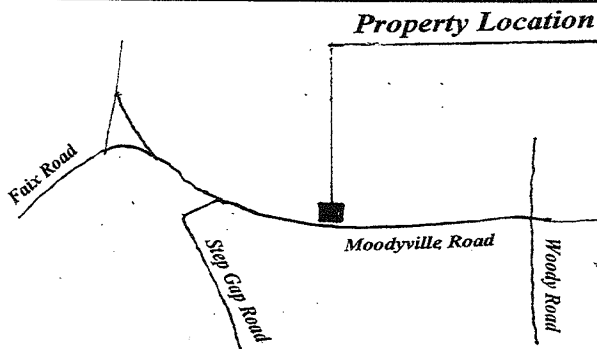
The iconic Moodyville Cash Store offers character, history, and potential in a location with a story to tell. Situated alongside the store is an adjacent residential property featuring a 3-bedroom, 1-bath home and lot. The home is a fixer-upper and an excellent opportunity for an investor, renovator, or buyer looking to bring an older home back to life. With the right vision and improvements, this property could be transformed into a comfortable residence, rental, or investment opportunity. Whether you're interested in owning a piece of local history, restoring the home, or exploring the potential of the property as a whole, the Moodyville Cash Store and adjacent home provide a rare opportunity in the Moodyville community. Don't miss your chance to own a piece of iconic Byrdstown history!

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

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Years Taxes Pro-Rated. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based 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.



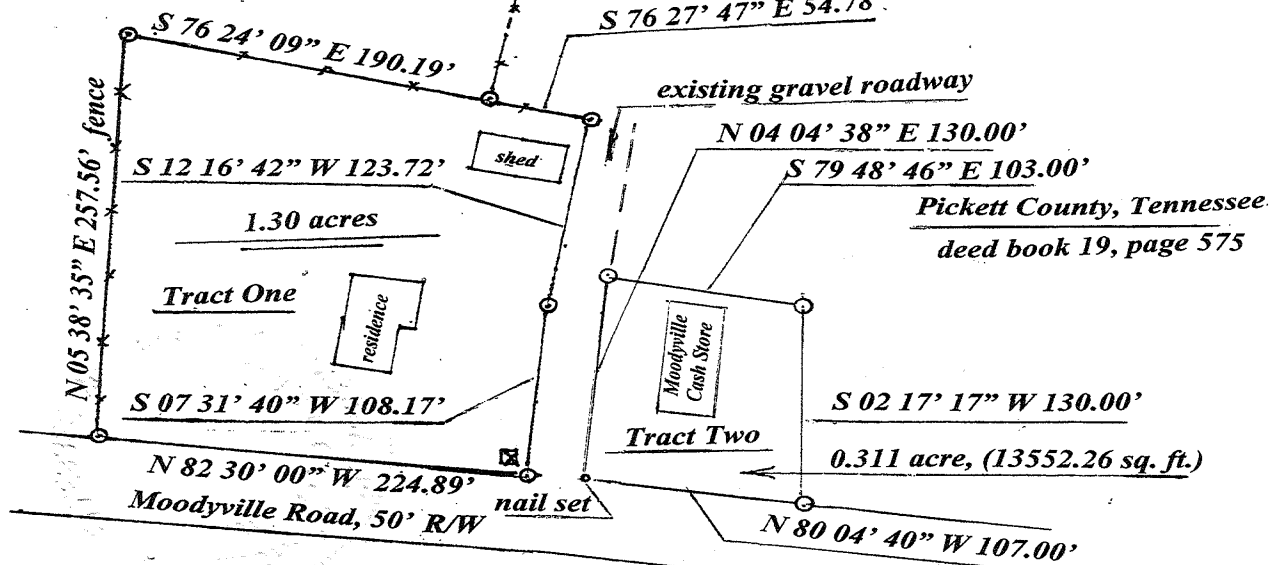
More Images, Survey Plat & Bidding @ WWW.EAGLEAUCTIONS.COM



Vicinity Map

Jeffery Coleman Crouch, L.E.
Jeffery Paul Crouch, Rem.
deed book 155, page 802

Jeffery Paul Crouch
deed book 136, page 601
S 76 27' 47" E 54.78'



Magnetic North

Actual field survey performed by Michael W. Asberry, P.L.S. # 1653 on the 8th day of May, 2021.

Being Tract Two of the same lands as described in deed book 180, page 900 of the Pickett County Register's Office Byrdstown, Tennessee.

The bearings as described hereon was from a magnetic reading taken on the 2nd day of July, 2021.

This survey is subject to any easements, rights of ways, restrictions, and/or exceptions which may affect said survey.

I do hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10000' as shown hereon.

This survey was done in compliance with current Tennessee Minimum Standards of Practice.

Legend:

- ½" rebar (set) ○
Water meters ☒
Fence — x — x — x — x —

First Civil District of Pickett County, Tennessee.



Prepared For:

Kevin King

107 Cedar Ave.

Byrdstown, Tennessee 38549

Prepared By:

Michael W. Asberry, P.L.S. # 1653

P.O. Box 308

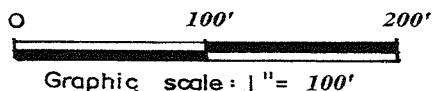
Byrdstown, Tennessee 38549

(931) 864-6232

(931) 445-6123

Drawn By: M. A. Scale: 1" = 100'

Checked By: M. A. Date: 05/08/26



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