

PRIME 94 +/- AC. IN TRACTS - ONLINE ONLY ABSOLUTE AUCTION -

BIDDING ENDS TUESDAY • JULY 28 • 10 AM



**Gainesboro Grade/4545 Shipley Rd.
Cookeville, TN 38501**

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Positioned in a peaceful country setting near the city limits of Cookeville, this exceptional 94± acre property is being offered in 12 tracts, presenting numerous possibilities for investors, developers, and those looking to build their dream home. Whether you're seeking a future homesite, investment property, or development opportunity, these tracts offer the flexibility to fit a variety of needs. With a combination of open and wooded acreage, buyers can enjoy the beauty and privacy of country living while still benefiting from outstanding future potential. Don't miss your chance to own a piece of Tennessee countryside with abundant possibilities!

**Also Offering a Quality Inventory of
Personal Property!**



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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. 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.