



# Home & 1.26+/- Acres ONLINE ONLY CHANCERY COURT AUCTION

BIDDING ENDS SATURDAY • APRIL 25 • 10 AM



**464 Charles Golden Rd.  
Sparta, TN 38583**

Situated on 1.26± acres, this home offers a great opportunity for buyers looking to add their personal touch. Featuring 3 BR and 1.5 BA, the home also includes an open upstairs area with the potential to be converted into a 4th bedroom, office, or bonus space. The main level offers an open concept kitchen and dining area, perfect for gathering and everyday living. The living room is highlighted by a fireplace, adding warmth and character to the space. A sunroom provides additional room to relax and enjoy the surrounding property. Outside, you'll find a barn ideal for extra storage, whether for lawn equipment, tools, or hobby use. This property does need work, but with some vision and updates, it has the potential to become a charming country home or investment opportunity.



**Lee J. Amonett • Broker/Auctioneer • (931) 252-1907 | Gena Brock • Clerk & Master • (931)-836-3787**

**EAGLEAUCTIONS.COM**

Terms: Selling under the direction of White County Chancery Court Case No 25-CV-49. 20% Deposit Day of Sale, balance due upon Court Confirmation. Auction Conducted Subject to a 10 Day Raise Period. Buyer responsible for 2026 property taxes. 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 bidding. Announcements & Updates Take Precedence Over All Other Advertising.



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

117 S. Jefferson Ave., Cookeville, TN 38501  
**931-526-5335**

24-137  
TNF 6105 KY 2965 IN AU11200022

**www.eagleauctions.com**