



Income Producing Investment Opportunity - Selling in 2 Tracts!

Old Baxter Rd.



Elmore Town Rd.

**4 Homes • Barns • 9.63+/- Ac.
Baxter, TN 38544**

ONLINE ONLY ABSOLUTE AUCTION



355 Elmore Town Rd.



357 Elmore Town Rd.



361 Elmore Town Rd.

BIDDING ENDS THURSDAY • APRIL 16 • 10 AM

More Images, Drone Video, Aerial & Bidding @ WWW.EAGLEAUCTIONS.COM



7694 Old Baxter Rd.

Excellent opportunity to purchase multiple residential properties with established rental income. This property features 4 mobile homes situated on a total of 9.63+/- acres and will be offered in 2 separate tracts.

Tract 1 – 0.99+/- Acres features a mobile home currently producing \$1,000/month in rental income. Great standalone investment or potential homesite. **Tract 2 – 8.64+/- Acres** is improved with three mobile homes and additional outbuildings.

Two of the homes are income producing, generating \$900/month and \$800/month. The third mobile home features a deck addition and offers additional potential for rental income or personal use. This tract also includes barns and open acreage, providing room for expansion or agricultural use.

Whether you're looking to expand your rental portfolio, invest in income producing property, or purchase land with multiple homes, this offering provides immediate cash flow with future potential!



117 S. Jefferson Ave., Cookeville, TN 38501

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Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 45 days. Current Years Taxes Pro-Rated. Any prefabricated storage buildings does not remain with the property. 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.