ONLINE ONLY ABSOLUTE AUCTION

PRIME 76 +/- ACRES

RIVERFRONT PROPERTY • HOME



1864 Duncan Chapel Rd. Cookeville, TN 38506

BIDDING ENDS: THURSDAY • NOVEMBER 12 • 10 AM





ONSITE PREVIEW:
THURSDAY • NOVEMBER 5 • 4-6 PM

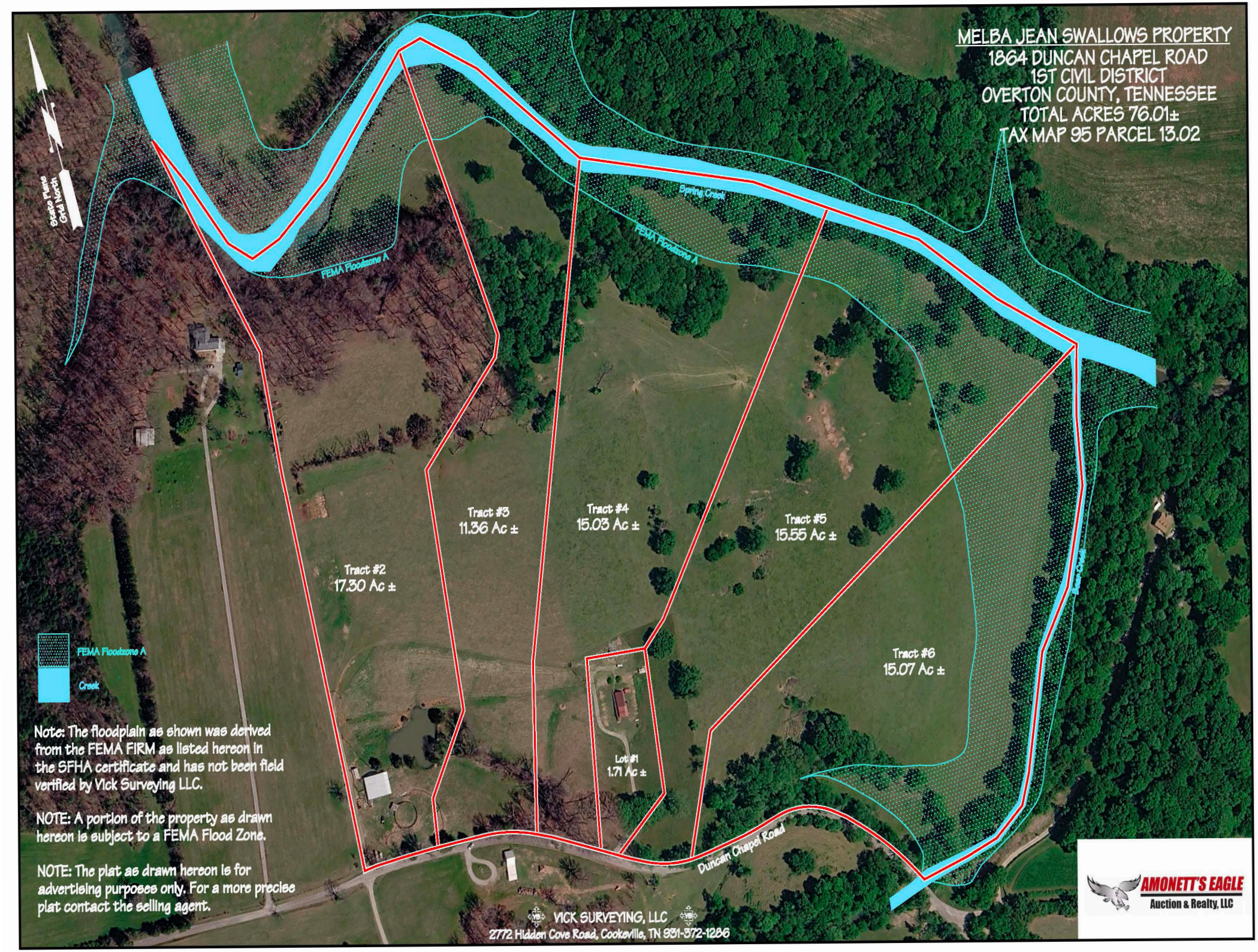
Don't miss this outstanding opportunity to purchase 76+/- acres of beautiful Tennessee countryside located on Duncan Chapel Road in Cookeville, TN! Being offered in 6 tracts, this versatile property offers a 3 bed 2 bath home, barn, pond, and features Spring Creek & Bear Creek River frontage. This property gives a variety of possibilities for buyers, investors, and those looking for a place to call home. With a combination of open space, natural surroundings, and river frontage, this property gives the potential for a private homesite, recreational enjoyment, farming, or long-term investment.

More Information & Bidding @ EAGLEAUCTIONS.COM

AMONETT'S EAGLE AUCTION & REALTY LLC
117 S. Jefferson Ave., Cookeville, TN 38501
931-526-5335
26-080
TNF 6105 KY 2965 IN AU11200022
www.eagleauctions.com

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 Paid by Seller. 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. BROKER PARTICIPATION OFFERED.


MELBA JEAN SWALLOWS PROPERTY
1864 DUNCAN CHAPEL ROAD
1ST CIVIL DISTRICT
OVERTON COUNTY, TENNESSEE
TOTAL ACRES 76.01±
TAX MAP 95 PARCEL 13.02
Tract #2
17.30 Ac ±
Tract #3
11.36 Ac ±
Tract #4
15.03 Ac ±
Tract #5
15.55 Ac ±
Tract #6
15.07 Ac ±
Lot #1
1.71 Ac ±
FEMA Floodzone A
Creek
Spring Creek
Duncan Chapel Road
Note: The floodplain as shown was derived from the FEMA FIRM as listed hereon in the SFHA certificate and has not been field verified by Vick Surveying LLC.
NOTE: A portion of the property as drawn hereon is subject to a FEMA Flood Zone.
NOTE: The plat as drawn hereon is for advertising purposes only. For a more precise plat contact the selling agent.
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286
AMONETT'S EAGLE
Auction & Realty, LLC