



ONLINE ONLY COURT ORDERED AUCTION

HOME & .19+/- LOT

BIDDING ENDS: THURSDAY • MARCH 13 • 10 AM

**OPEN HOUSE:
THURSDAY • FEBRUARY 27 • 4-6 PM**



**1206 Pleasant View Dr.
Cookeville, TN 38501**

This charming 3-bedroom, 2-bathroom brick home offers 962 square feet of living space on a 0.19+/- acre lot in the Pleasant View Subdivision (Lot 20).

With great potential, this home is livable as-is but would benefit from a little TLC, making it an excellent opportunity for a rental property or a single-family residence. Featuring a solid structure and a functional layout, this property is a fantastic investment with room for customization and value appreciation. Don't miss out on this promising investment!



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Terms: Selling for the administrator Ad Litem, Tyler Lannom, by Court Order for the Probate Court of Putnam County Case No. 21909 (Property is Not selling subject a 10 day raise period). 10% Buyer's Premium. 20% Deposit at conclusion of sale with the balance due within 30 days or upon court confirmation. Current Year's Taxes Pro-Rated. Possession with Deed. Home built prior to 1978, Buyer to sign a 10 day waiver of 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.