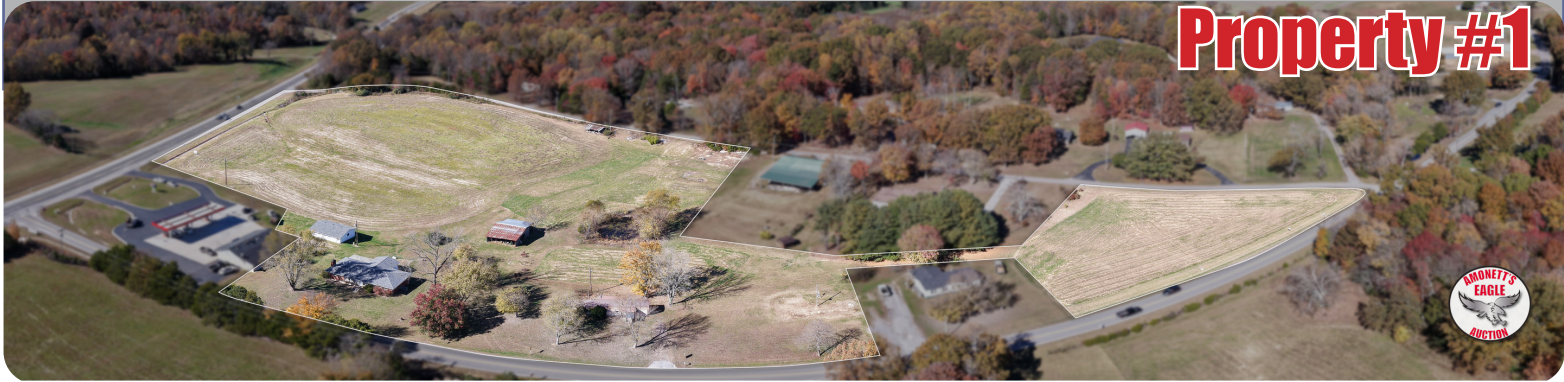


ONLINE ONLY ABSOLUTE AUCTION

Multiple Parcel Land Auction

BIDDING ENDS: WEDNESDAY • DECEMBER 3 • 10 AM



Property #1

127 Cummins Mill Rd./Old Gainesboro Hwy. • Cookeville, TN 38501

OPEN HOUSE:
TUES. • NOV. 25 • 3 PM - 5 PM



Home • Mobile Home • 11+/- Acres • Pers. Prop.

Now offering 10.32+/- acres divided into 8 tracts, providing commercial and residential opportunities. This beautiful property offers open land with abundant potential for building, investment or expansion.

- Tract 2 includes a single-wide mobile home, perfect for rental income or a guest property.
- Tract 3 features a 3 BR 2 BA home, ideal for those seeking a move-in ready residence.
- Tract 7 is improved with a barn, offering great space for equipment, storage, or livestock.
- Tract 8 includes a scenic pond, adding character and potential recreational use.
- The remaining tracts are cleared lots, ready for your dream home, mini-farm, or investment opportunity.
- Also selling a variety of inventory items including glassware, furniture & more!

Property #2



P Brewington Rd.

13 +/- Acres

This beautiful 13+/- acre property that is mostly wooded with mature timber offers privacy and a serene natural setting. A small cleared area provides the perfect spot for a homesite, cabin, or weekend getaway surrounded by woodland.

2 Mobile Homes & 1.95+/- Acres

Wooded 1.95+/- acre property featuring two mobile homes—a great opportunity for rental income, multi-family living, or your own private retreat in a peaceful setting.

Property #3



121 Timber Trail Ln.

Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10 Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2025 Taxes. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. PP: Payment & Pickup - Thursday, December 4 from 2 PM - 5 PM at 127 Cummins Mill Rd., Cookeville, TN 38501. Cash or Check Only. No Shipping. 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.



More Images, Survey Plat & Bidding @ WWW.EAGLEAUCTIONS.COM