

# ONLINE ONLY ABSOLUTE AUCTION



*Brick Home • Bldgs. • 10+/- Ac. • Pers. Prop.*

**BIDDING ENDS: THURSDAY • OCTOBER 23 • 12 NOON**



**818 Step Rock Hill Rd.  
Cookeville, TN 38501**

**ONSITE PREVIEW:  
THURSDAY • OCTOBER 9 • 4 - 6 PM**

Escape to the country with this inviting brick home featuring 3 bedrooms, 2 bathrooms, and 1,254 sq. ft. of living space. Set on 10.39+/- picturesque acres, this property offers the perfect balance of cleared and fenced ground for livestock or gardening, along with wooded acreage that provides privacy and a serene backdrop. The home is complemented by a large shop, perfect for equipment or projects, as well as additional agricultural support buildings to meet a variety of needs. Whether you're looking for a mini-farm, a place to enjoy outdoor recreation, or simply a peaceful rural setting, this property has the space and versatility to make it your own.

*Also selling a variety of project cars, parts, shop tools, and household items!*



**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. Current Year Taxes Pro-Rated. Possession with Deed. PP: Payment & Pickup will be TBA at 808 Step Rock Hill 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.

 **AMONETT'S EAGLE AUCTION & REALTY, LLC**  
118 S. Jefferson Ave., Cookeville, TN 38501  
**931-526-5335**  
TN# 6105 NY 2965 IN AU1200022    
[www.eagleauctions.com](http://www.eagleauctions.com)

**More Images, Drone Video & Bidding @ [WWW.EAGLEAUCTIONS.COM](http://WWW.EAGLEAUCTIONS.COM)**