

Prime Commercial Property Nice Building & 2 +/- Acres **ONLINE ONLY AUCTION**

BIDDING ENDS TUESDAY • SEPTEMBER 22 • 10 AM



**105 Rickman Monterey Hwy.
Cookeville, TN 38506**

ONSITE PREVIEW: TUESDAY • SEPTEMBER 8 • 4-6 PM

eagleauctions.com

“Formerly Twin Lakes Tractor”

Don't miss this outstanding commercial opportunity located along the highly traveled Highway 111 corridor and Rickman/Monterey Highway. This property offers approximately 2 acres with a newer commercial building featuring office, showroom, and warehouse space. With excellent visibility and convenient access for a variety of business or investment opportunities. **Also selling lifts, mowers, tools, parts and more!**



Atlas 9,000lbs Vehicle Lift

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

Terms: RE: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. 2026 Property Taxes Pro-Rated. 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. PP: 10% Buyer's Premium. Payment in full @ Pickup. Pickup @ HWY 111/Rickman Monterey Hwy. 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**

117 S. Jefferson Ave., Cookeville, TN 38501

26-060 931-526-5335

TNF 6105 KY 2965 IN AU1200022



www.eagleauctions.com