

Absolute REAL ESTATE AUCTION

SATURDAY, JULY 23, 2022 @ 10:00 AM

**3358 & 3402 BLACKBURN ROAD
SANTA FE, TN 38482**



MAURY CO.

**3358
BLACKBURN RD.**

**2 HOMES
54
ACRES**
in 2 Tracts
& Combinations

IN PARTNERSHIP
WITH:



**Benchmark
REALTY LLC**
BILL BASS, REALTOR®
615-426-4875

ABOUT THE REAL ESTATE: Absolute Auction, held onsite and online, Saturday July 23rd @12pm. Selling to settle an estate. At auction will be 54 incredible acres with 2 homes, a 30x60 hay barn, a 36 x 50 barn with lean-to, machinery, tractors and equipment. Option to bid on Tract #1 which will be 20+/- acres with a 3BR/1BA home & Tract #2 which will be 34+/- acres with a historic home 1 BR/1BA home, unfinished space upstairs and the two barns. Bidders can buy the whole farm or bid on each tract separately. Turkey creek runs through the entire property which is great for livestock. Abundant water source supplied by multiple healthy springs throughout the property. Perfect mixture of rolling hills, flat pasture areas with ponds, open space for grazing and trails already established throughout. A 10% buyers premium is added to final bid. 10% down required day of sale, balance due in 30 days. Financing accepted. Buyers to verify all pertinent info. Call w/questions!



LIVE & ONLINE



**3402
BLACKBURN RD.**

REAL ESTATE TERMS:

The property will be offered in 2 individual tracts, or as a whole property. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 10% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check.

**AUCTION HELD ON SITE!
REAL ESTATE SELLS AT 10AM!**
PERSONAL PROPERTY WILL SELL DIRECTLY AFTER.

MICHAEL HARRIS

PRINCIPAL BROKER

PRINCIPAL AUCTIONEER

TL# 5624 | TN Broker# 280718

KL# 252972 | KY Broker# 198374

Your Professional Auctioneers

HARRIS
Real Estate & Auction

NICK SHUFORD

TN BROKER / PARTNER

AFFILIATE AUCTIONEER

TN Broker for the Shuford Group

TL# 7240 / LIC# 315937

HOMES / ESTATES / FARMLAND / WATERFRONT

SERVING NASHVILLE & ALL OF MIDDLE TENNESSEE

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VEHICLES - TRACTORS - EQUIPMENT

VEHICLES: 1990 Ford F-350 Flat Bed 5-speed VIN: 2FDJF37G7LCA75150, 102,967 miles, 2012 Chevrolet Malibu LT VIN#: 1G1ZF5E73CF225578, 1998 Mercury Mountaineer V8 225,022 miles VIN#: 4M2ZU55P3WUJ25245

TRACTORS: New Holland 4 WD Tractor TN85A 4RM, 3,745 hours, 12 speed FWD Synchro Command w/Woods LU132 Loader Bucket and Hay Spear, Engine# F4CE0404A, Kubota M680 Tractor 8 speed Shuttle Shift, S/N: 20749

EQUIPMENT/IMPLEMENTS/TOOLS: BR 770 New Holland Baler serial 66263, New Holland Sq. Baler, 3 PH Ford disk, 3PH 6 ft Rotary Cutter, 3 PH Wood Splitter, 3 PH 55gal Sprayer,

3 PH Sickle Mower, Kuhn GMD 700 Disc Mower S/N: 961594, Grizzly 3PH Backhoe, 2 Bottom Plow, Pull Sprayer, 18' Kuhn GF 502 THA Tedder, 10' Land Pride Rotary Cutter, Kuhn 8 Wheel Speed Rake SR 108 GII, John Deere FB-B 10' Seed Drill, 3PH Seeder, (2) 3PH Baler Spear, Potato Plow, Concrete Mixer, Cattle Sweep Chute with Alley Way, 40 Ton Press, Torch & Leads, 4 Wheeler, Air Compressor, Misc. Tools, Craftsman Tool Box, Gravity Fuel Tank, Heston 108 Disc Mower S/N: 1019328

TRAILERS: 18' Bumper Hitch Trailer, 24' Goose Neck Livestock Trailer, 36' Goose Neck Orange Ox Bale Hauler

BOAT: Mercury 16' Bass Boat w/115 HP

MISC.: Milk Can, Fish Cooker

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