



# ABSOLUTE REAL ESTATE AUCTION

**TUESDAY, JANUARY 17, 2023 @ 4 PM**  
**211 LAKE FOREST DRIVE, LA VERGNE, TN 37086**

**3 BEDROOM, 2 BATH HOME Nice Level Lot with Great Backyard!**



**PREVIEW DATE: Sunday, January 15, 2023 from 2-4 pm**



**ABOUT THE REAL ESTATE:** Spotless & cozy single level home with garage converted into heated & cooled living space. Could be a great rental property or a perfect home for anyone. Open living room into the dining room & connecting kitchen. Large primary bedroom & bath. Two bedrooms share hall bath. Nice level lot with great backyard. Ideal location, minutes to major shopping, interstates, airport & schools. Percy Priest lake minutes away.

**VEHICLE:** 1998 Toyota 4-runner, 4WD with 198,512 miles - VIN#: JT3GN87ROW0085891.

**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 10% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. **PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.



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