

Saturday, February 18th, 2023 @ 12:00 pm

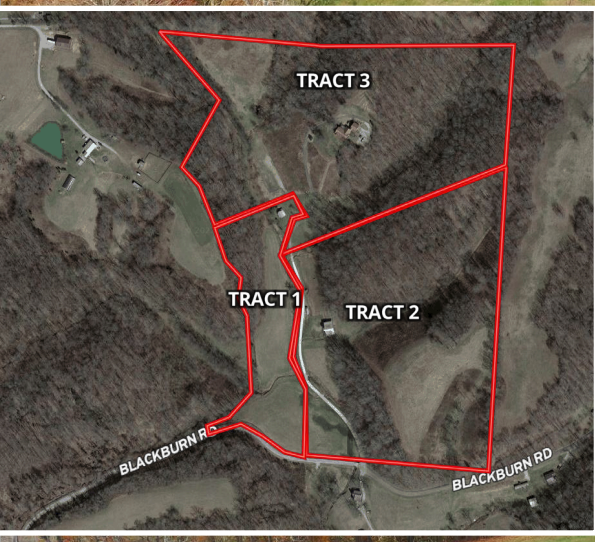


ABSOLUTE REAL ESTATE AUCTION

3402 BLACKBURN ROAD
SANTA FE, TN 38482



65
ACRES
**IN 3 TRACTS
& COMBINATIONS!**



3573 Sq.Ft.
CUSTOM HOME
W/EXPANSIVE, SPLIT
FLOORPLAN, PERFECT FOR
FAMILY FUN AND ENTERTAINING

REAL ESTATE TRACTS:

TRACT #1 - 7.32 ACRES, with an approved 3-4 perk site, ready to build now! Spring fed, Turkey creek runs along the property offering a delightful setting for a new home. The property is not in a flood plain. Turkey creek has crystal clear water and is full of life. Enjoy catching fish, catching crawfish and watching the abundant wildlife in the area. Electric at the road, buyer would need to install a well.

TRACT #2 - 29.20 ACRES with a preliminary tested 4-5 bedroom perk site, ready to build!

If you're looking for ultimate privacy with log range views of the Tennessee countryside, this is it. The perk site is on the top of the hill, with an easy increase in topography to access the building area. Once at the top, you have several acres of flat land to build a home and plenty of room for any additional outbuildings on flat ground. As a bonus, there is an existing barn at the foot of the hill with 6 stalls, electric and water.

TRACT #3 - The existing home on 29.24 ACRES

615-674-0535
800-380-4318

harrisauctions.com

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ABOUT THE REAL ESTATE: Selling to settle an estate. At auction will be 65.76 acres with an impressive single level 3BR/3BA home. The home is in excellent condition, built in 1998 and is 3,573 sqft. Boasting vaulted and nine-foot ceilings throughout. Mainly hardwood everywhere, that are in great shape. Open floorplan and, oversized chefs kitchen with all Viking appliances, granite counters, pot rack and large island. The primary bedroom has two closets, one is a walk-in with a built-in dresser. Primary bathroom has been updated with granite counters, additional cabinets, corner jetted tub and extra-large shower. All bathrooms have tile flooring in the showers. Custom plantation shutters in most rooms. Bonus room was previously a recording studio with sound rooms still in place. Huge wrap around deck with tons of privacy, gorgeous country side views and plenty of space for entertaining. Spotless garage under the home with plenty of room for your workshop and additional storage. Newer mechanicals, including a whole house water filtration system and tankless hot water heater. The home features a whole-house Kohler generator for emergency power and a fully encapsulated crawl space that is immaculate. This home was very well taken care of by the previous owner.

REAL ESTATE TERMS:
10% Deposit Required
Day Of Sale With Balance
Due In 30 Days. A 10%
Buyer's Premium Will Be
Added To The Final Bid And
Included In The Contract Price.
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 The Date Of Sale.
PERSONAL PROPERTY TERMS: A 10%
Buyer Premium Will Be Added To The Final
Bid. Full Settlement Due Day Of Sale. Cash
Or Check Accepted With Proper Identification.



TRACTOR - EQUIPMENT - SHOP ITEMS - FURNITURE

TRACTOR: New Holland TC33D Tractor with 7308 Loader - with 2,573 hours. Serial number YL323215

EQUIPMENT/SHOP ITEMS: 3PT Landscape Rake, Hay Rake, Rotary Cutter, Hay Ring, Drill Press, Vise, Cordless Drill, Rockwell Versacut, Circular Saw, Sander, Nail Bin, Metal Tool Box, Wheel Barrow, Hand Saws, Gas Cans, Saw Horses

FURNITURE: 2 Oversize Leather Chairs, Area Rug, Cuckoo Clock, Oak Wall Clock, Piano & Stool, Samsung TV, TV Stand, Leather Sectional, Floor Lamp, Several Prints, Dresser, Bookcase, China Cabinet, Buffet, Dining Room Table with 6 Chairs, Small Chest, 3 Piece King Bedroom Suite, Chest, Cloth Accent Chair, Entry Table, Quilt Rack, Glass Top Side Tables and Coffee Table, Drop Leaf Table, Drop Leaf Secretary, Antique Dresser, Wood Chest of Drawers

HOUSEHOLDS & MISC: Cookware, Silver-plated Serving Piece, 2 Exercise Bikes

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