

# ABSOLUTE **LAND** AUCTION

Thursday, June 22, 2023 @ 11:00 AM  
BAKERVILLE ROAD, WAVERLY, TN 37185

**245+**  
**ACRES**

IN **3** TRACTS & COMBINATIONS

#### PROPERTY FEATURES:

- Fiber Internet
- Natural Gas
- Near Loretta Lynn's Ranch
- Kentucky Lake/  
Tennessee River Area
- Just off exit 143 of I-40

#### DISTANCE FROM:

Nashville, TN	72 Miles
Dickson, TN	40 Miles
Franklin, TN	70 Miles
Memphis, TN	150 Miles
Jackson, TN	70 Miles

**ABUNDANCE OF  
WILDLIFE!**

**OVER  
\$300,000  
TIMBER VALUE!  
OWNERS PORTION!**

AUCTION HELD AT:

**Overholt's Farm Market**

14520 Highway 13 S  
Hurricane Mills, TN 37078

**GREAT PLACE  
TO BUILD  
OUT CABINS  
OR RV SITES**



**HARRIS**  
Real Estate & Auction

**270.247.3253**

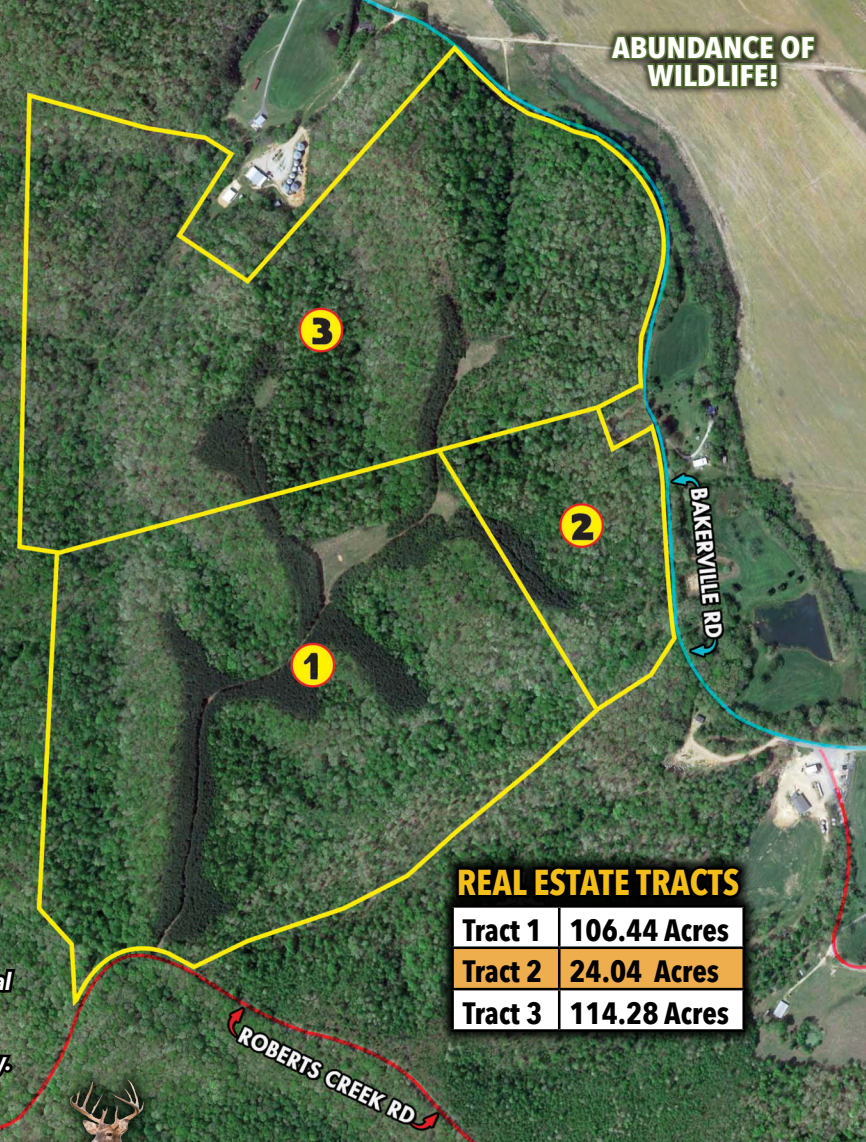
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ABUNDANCE OF WILDLIFE!



\*Lines are subject to final plat. Aerial for visual purposes only.

### REAL ESTATE TRACTS

Tract 1	106.44 Acres
Tract 2	24.04 Acres
Tract 3	114.28 Acres



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AUCTION HELD AT:  
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HARDWOOD SAWTIMBER SPECIES	TOTAL BOARD FEET	% OF TOTAL BOARD FEET
White Oak	249,220	34.8%
Yellow Poplar	139,280	19.5%
Hickory	106,000	14.8%
Chestnut Oak	97,020	13.6%
Red Oaks	58,470	8.2%
Post Oak	11,170	1.6%
*Miscellaneous Hardwoods	54,750	7.6%
<b>TOTAL SAWTIMBER</b>	<b>715,910</b>	<b>100.0%</b>
PULPWOOD	TOTAL TONS	% OF TOTAL TONS
Hardwood Pulpwood Trees	2,577	58.1%
Pine Pulpwood Trees	1,857	41.9%
<b>TOTAL PULPWOOD</b>	<b>4,434</b>	<b>100.0%</b>

Current Timber Value between \$600,000-\$800,000! Giving the owner portion of timber at cutting is valued at \$300,000-\$400,000! Timber can be cut year around! ABUNDANT WILDLIFE! This wonderful property has over 3,000' of road frontage on Bakerville Road and Roberts Creek Road in Waverly Tennessee. Cruise the Timber! You will find quality hardwood timber including white oak, yellow poplar, hickory, chestnut oak, red oaks, post oak, and miscellaneous hardwoods. The wildlife is abundant on the farm; make this a great hunting tract! Or build your dream home on your very own private oasis with scenic views and convenient location being minutes from I-40, Waverly, or Buffalo.

**TERMS & CONDITIONS - PROCEDURE:** The property will be offered in three (3) tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.  
**BUYERS PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.  
**DOWN PAYMENT:** 15% 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. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.  
**CLOSING:** Closing shall take place on or before 30 days from auction date.  
**REAL ESTATE TAXES:** All 2023 ad valorem taxes will be prorated at closing.  
**SURVEY:** The property will be sold by a new survey. Buyer portion of survey \$20.50 per surveyed acre.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either

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**NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.