

# ABSOLUTE REAL ESTATE AUCTION

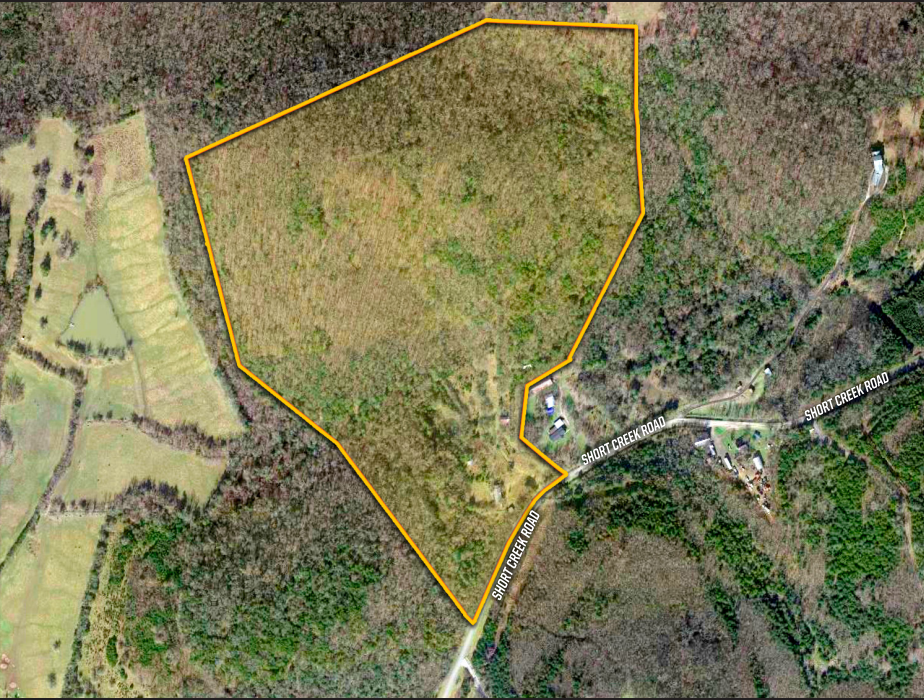
2665 FOSTERVILLE SHORT CREEK RD., BELL BUCKLE, TN 37020

THURSDAY, JULY 13TH, 2023 @ 12:00 PM (CST)

**61.13**  
acres  
**Selling in 1 Tract**

**UNLIMITED POTENTIAL!**  
**INCOME PRODUCING OPPORTUNITY!**

**PUBLIC PREVIEW DATES:**  
Thursday, June 29th from 1-4 pm  
& July 13th from 10-12



**SELLING TO THE HIGHEST BIDDER WITH NO RESERVE!**  
**AUCTION HELD ONSITE & ONLINE [harrisauctions.com](http://harrisauctions.com)**

**ABOUT THE REAL ESTATE:** Gorgeous 61.13 acre property, surrounded by tons of hardwoods & ample privacy. Existing & very livable 3BR/2BA doublewide trailer on the property, fenced in back yard & connecting screened in porch. 3BR perc site installed with 1000G tank. Potentially several more soil sites on property, but not tested prior to auction 2 additional single wide mobile homes on the property, not livable. Old existing trails throughout property & multiple build sites. Build a new home on top with incredible views.

**SCHOOLS:** Christiana Elementary, Christiana Middle School, Riverdale High School

**DIRECTIONS:** I-24 East To Exit 81a Toward Shelbyville, Go 11 Miles To A Left On Fosterville Rd N, Go 1.1 Miles Stay Left To Go Over Railroad Tracks. Stay Left @ Fire Station On Fosterville Loop, Take 1st Right On Fosterville Short Creek, Property On The Left.

**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. Make Inspections Prior To The Date Of Sale.

IN PARTNERSHIP  
WITH



**ANDY ELLIOTT**, Realtor, CRS, PSA  
Cell: 615.972.2299



**MICHAEL HARRIS**  
PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER  
TL# 5624 | TN Broker# 280718  
KL# 252972 | KY Broker# 198374



**NICK SHUFORD**  
TN BROKER / PARTNER  
AUCTIONEER  
TN Broker for the Shuford Group  
TL# 7240 / LIC# 315937



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