

Absolute LANDAUCTION

103 HUMMINGBIRD TRAIL
MOUNT PLEASANT, TN 38474

*Bring Your 4-Wheeler Or Side By Side
To Drive The Farm**

** Please Do Not Show Up And Drive The Property
Until The Preview Date.
There Are People Living On The Property.*

293 ACRES
IN 7 TRACTS
& COMBINATIONS!

Multiple 4-5+
Bedroom Soil Sites

TUESDAY
NOV. 28, 2023
6:00 PM

Auction Will Be Held At
MOUNT PLEASANT GRILL
Located At 100 S Main Street
MT. Pleasant, TN 38474

PUBLIC PREVIEW DATES:

Sunday, November 19th From 1-5 pm &
Tuesday, November 28th From 3-5:30 pm

HARRIS
Real Estate & Auction

Looking For A Place To Build, Hunt Or Investment?

This Is A Great Option, With Usable Land, Multiple 4-5+ Bedroom Soil Sites Identified Throughout Each Tract. Great Mix Of Open Ground, Wooded Property & Gentle Rolling. Bid On One Or Multiple Tracts.

615-674-0535 | **harrisauctions.com**



FOR PHOTOS & MORE DETAILS
harrisauctions.com

**AUCTION HELD
LIVE & ONLINE**

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MICHAEL HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718



NICK SHUFORD
TN BROKER | AUCTIONEER
TN Broker for the Shuford Group
TL# 7240 | LIC# 315937

IN PARTNERSHIP WITH



HENRY WALKER
BROKER
(615) 437-3908
Agent License #351198



LISA WALKER
BROKER
(615) 392-1004
Agent License #342949



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All of Middle Tennessee

harrisauctions.com

REAL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.
DOWN PAYMENT: 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. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**
SURVEY: The property will be sold by a new survey. BUYER will be responsible for 50% of the survey costs.
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.
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.



Harris Real Estate & Auction

3855 State Route 45 North
Mayfield, KY 42066

FIRST CLASS MAIL
PRESORT
U.S. POSTAGE
PAID
MAYFIELD, KY 42066
PERMIT NO. 25

MAP LEGEND

TRACT LINES

HUMMINGBIRD TRAIL

50' Ingress/Egress & Utilities Easement

Real Estate Tracts

Tract 1	8.06 Acres
Tract 2	6.22 Acres
Tract 3	24.26 Acres
Tract 4	43.18 Acres With Pond
Tract 5	25.96 Acres
Tract 6	85.13 Acres
Tract 7	100.11 Acres

Auction Will Be Held At:

MOUNT PLEASANT GRILL

Located At:

100 S Main Street, MT. Pleasant, TN

The image shown is for illustration purposes **ONLY** and may not be an exact representation.

615-674-0535 | 800-380-4318