

ABSOLUTE REAL ESTATE AUCTION

Thursday, **October 26th**, 2023 @ 5:00 PM

535 Scott Road
Mt. Pleasant, TN 38474

PUBLIC PREVIEW DATE:
Thursday, October 26th
from 3-5 PM

**3 BEDROOM
1 BATH HOME**



SCHOOLS:
Mt Pleasant Elementary
Mount Pleasant Middle School
Mount Pleasant High School



3 BR 1 BATH HOME IN BEAUTIFUL MT. PLEASANT, TN!

Perfect home to rehab or tear down & build new on a perfect homesite. Surrounded by a 200+ acre cattle farm & located at the end of a private road. The home is a 3BR/1BA home on a flat 2.4 acres, surrounded by nice hardwoods and a peaceful setting. Great views of the cattle farm across from you & plenty of privacy. Newer gas HVAC unit, city water & existing septic system. Great investment opportunity. Close to the Mt. Pleasant square & down the road from Smelter Recycle.

Directions: From Mt. Pleasant take S. Main ST/ Hwy 243 Turn left onto Arrow Mines Rd, Turn right to stay on Arrow Mines Rd, Turn left onto Scott Rd

REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. 10% Down Day Of Auction, Balance Due In 30 Days. The down payment may be in the form of cashier's check, personal check, or corporate check. 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, inquiries, and due diligence concerning the property.

REAL ESTATE SELLS ABSOLUTE ON THURSDAY, OCT. 29TH AT 5:00 PM!



MICHAEL HARRIS
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