



# ABSOLUTE REAL ESTATE AUCTION

6194 BEARD ROAD  
SANTA FE, TN 38482

3-4 Bedroom  
**Soil Sites** on  
Each Tract!

REAL ESTATE SELLS  
**ABSOLUTE** TO THE  
HIGHEST BIDDER  
**AT 10 AM!**  
AUCTION HELD ON-SITE  
6194 BEARD RD., SANTA FE, TN  
Personal Property Sold On-Site  
Directly After Real Estate

**21.5**  
ACRES  
IN 4 TRACTS & COMBINATIONS

**ABOUT THE PROPERTY:** Four - 5± Acre Tracts Selling Individually Or In Multiple Tracts & Combinations. Located Next To The Natchez Trace & Connecting Parkway. Minutes To Columbia And 45+ Minutes To Nashville. Great Mix Of Woods & Several Ponds Throughout The Property. Excellent Building Sites On All Tracts. Great Place For A Primary Home Or Secondary Getaway Spot. Situated In A Gorgeous Setting Across & Next To A Beautiful Dairy Farm. Extremely Private With Ample Road Frontage.



**BID  
LIVE OR  
ONLINE**

[harrisauctions.com](http://harrisauctions.com)

**THURSDAY**  
**December 7, 2023**  
**@ 10:00 AM**



**615-674-0535 | 800-380-4318**  
**[harrisauctions.com](http://harrisauctions.com)**

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**EQUIPMENT, TOOLS, TRUCKS, & MORE:**



**EQUIPMENT & ATTACHMENTS:** Gallion 125 Hydraulic Crane, Welder Wagon, 7' CAT Quick Attach Bucket, 6'x5' X- Bucket, Steel Wheel Horse Hay Rake, Steel Wheel Horse Plow, 8.5' Snow Plow, (10) X-Teeth, One Row Plow, Crane Hooks, Diesel Generator

**TRUCKS:** 1995 Ford Log Truck FT900 True Tandem 8.3 L Cummins Engine VIN: 1FDYL90E2SVA22321 Miles: Unknown, Ford Service Truck w/Auto Crane Boom

**TRAILERS:** 2-Green Enclosed Trailers - 36'x8'x8', Kroger Refrigerated Trailer, 18ft Heavy Duty Dual Tandem Trailer / Pintle Hitch Tilt, Tri-Axel Trailer, (2) 3 Pt Hitch (Hairs), 12' Gooseneck Trailer, 14 Ft Steel Flat Bed, 3 Pt Hitch Platform,

**TOOLS & MISC:** Caterpillar Diesel Electric Set Cat D315, Kent Hydraulic Hammer, Heavy Braided Wire, Chain Hoist, Come Alongs, Chains & Cleves, Welder, Welding Rods, Honda Water Pump (2), 500 Gallon Fuel Tank, 300 Gallon Fuel Tank, Diesel Generator, Smith 160 Air Compressor, Torches & Tanks, Water Tanks, ATV, Sea-Doo Jet Skis

**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 due on or before December 22, 2023. 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. **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.**

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**Harris Real Estate & Auction**

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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

**615-674-0535 | 800-380-4318**