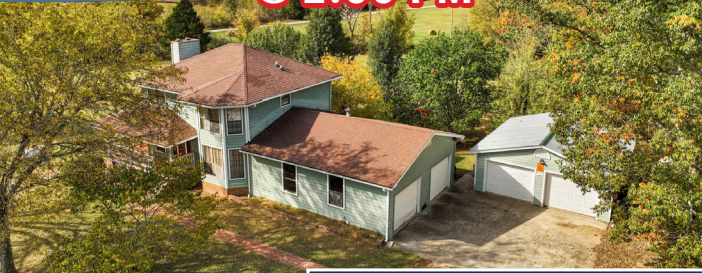


ABSOLUTE REAL ESTATE AUCTION

**SUNDAY, DECEMBER 3, 2023
@ 2:00 PM**

**1669 BEAR CREEK PIKE
COLUMBIA, TN 38401**



PUBLIC PREVIEW DAY: Saturday, November 18th 2-4 PM



ABOUT THE PROPERTY: Limitless Potential With This Property. The Home Is On Sewer & Directly Across The Street From Bear Creek Overlook, A Brand New Dress Residential Community. The Property Is 1,000 ft From **Loves Truck Stop & I-65**. Current Zoning Is Residential, Owners Have Lived There For 25+ Yrs. **Strong Potential Commercial Zoning Opportunity.** The Subject Property Is Zoned CD-2 (Rural Character District). That Is A Large-Lot Residential Zoning District. However, The Future Land Use Center, Which Would Allow A Request To A Different Zone Which Permits Commercial Uses. The Home Is A 3BR/3BA Home With A Partial Finished Basement, Attached 2 Car Garage And Detached 2 Car Garage On .50 Acres.



REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 2 PM! AUCTION HELD ONSITE! REAL ESTATE OFFERED ONLINE!

Personal Property Sold On-Site Directly After Real Estate



MOWER: 16HP Allis-Chalmers Riding Mower
FURNITURE: Queen Size Bed, Tv Stand, 4 Wooden Dining Room Chairs, 1 Area Rug-7x10, 2 Rolls Of Grey Carpet Never Been Used, 1 Blue Table, 1 Dining Room Table With 4 Chairs, 1 Grandfather Clock, 1 Dresser With Mirror
TOOLS: Ryobi 18V Battery Saw, Craftsman Battery Saw, B&D Electric Drill, B&D Firestorm Skill Saw (Battery And Two Of These), B&D Heavy Duty Skill Saw, Electric 6" Sand Buffer Road Expedition, Craftsman 3/4 Planer, Black & Decker Firestorm 18 V Battery Drill, Skill 3/8 Drill 1/3 Hp Electric, Skill Auto Scroll Jigsaw, 500 Electric, Black & Decker, Quick, Clamp, Electric Jigsaw, Black & Decker Battery Operated 14

V Handheld Skil Saw, Two AT10 1/2" Inch Impact Wrenches, Milwaukee 8 1/4 Inch Electric Saw, Multiple Boxes Of Welding Rod/Sticks, Black & Decker Woodhawk, 6 1/2 Inch Electric Drill, Coleman Powermate Battery Skil Saw, Craftsman Double Insulated Electric Drill, Crossman 1 Hp 3 Inch Belt Sander Electric, Workforce 120 V THD550 Tile Cutter Electric, 10" Skil Saw Table Saw, 300 Amp Welding Cables, 1 Husqvarna Chainsaw, Craftsman 5 Hp Gas Operated 1800 Psi, Pressure Washer, Various Engine Parts And Several Small Engines, Multiple Grease Guns

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. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To The Date Of Sale. **PERSONAL PROPERTY TERMS:** A 10% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification.



MICHAEL HARRIS

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NICK SHUFORD

TN BROKER / PARTNER
AFFILIATE AUCTIONEER
TN Broker for the Shuford Group
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