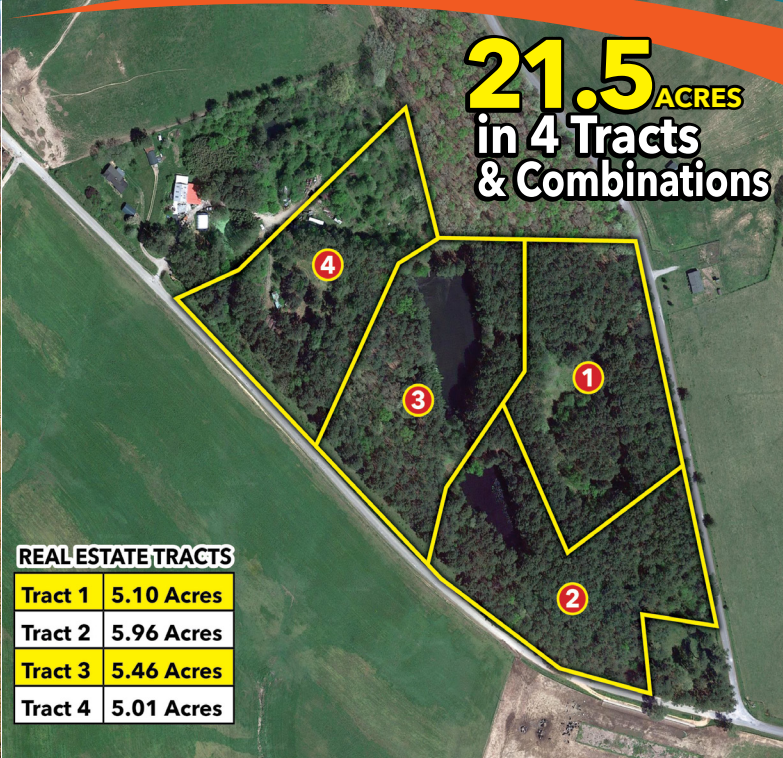


ABSOLUTE REAL ESTATE AUCTION

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

**6194 BEARD ROAD
SANTA FE, TN 38482**



21.5 ACRES
**in 4 Tracts
& Combinations**

REAL ESTATE TRACTS	
Tract 1	5.10 Acres
Tract 2	5.96 Acres
Tract 3	5.46 Acres
Tract 4	5.01 Acres

ABOUT THE PROPERTY: 21.5 ACRES In 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.



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



EQUIPMENT, TOOLS, TRUCKS, & MORE:
Galion 125 Hydraulic Crane, Kent Hydraulic Hammer, Caterpillar Diesel Electric Set Cat D315, Welder Wagon, Heavy Braided Wire, 2-Green Enclosed Trailers, 36'x8'x8', Chains & Cleves, Welding Rods, Honda Water Pump (2), Kroger Refrigerated Trailer, 14 Ft Steel Flat Bed, 18ft Heavy Duty Dual Tandem Trailer / Pintle Hitch Tilt, Tri-Axel Trailer, 6'x5' X- Bucket, 7' CAT Quick Attach Bucket, (2) 3 Pt Hitch (Hairs), 12'

Gooseneck Trailer, Steel Wheel Horse Plow, Steel Wheel Horse Hay Rake, 500 Gallon Fuel Tank, 300 Gallon Fuel Tank, 3 Pt Hitch Platform, One Row Plow, Sea-Doo Jet Skis, Crane Hooks, Ford Log Truck, 8.5' Snow Plow, (10) X- Teeth, Ford Cable Boom Service Truck, Diesel Generator, Smith 160 Air Compressor, Torches & Tanks, ATV, Water Tanks

REAL ESTATE TERMS: 10% Deposit Required Day Of Sale With Balance Due On Or Before December 22nd, 2023. 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.
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
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718
KL# 252972 | KY Broker# 198374



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



Serving Nashville & all of Middle Tennessee

