

ABSOLUTE LAND AUCTION

WEDNESDAY January 31, 2024

MOLINO ROAD FAYETTEVILLE, TN 37334

@ 6:00 PM

LARGE HOMESITES or
Development Opportunity!

Molino Road

Kidd Lane

22± Acres

in 3 Tracts
& Combinations

AUCTION HELD AT: Hampton Inn Fayetteville

110 Redstone Dr., Fayetteville, TN 37334

615-674-0535 | 800-380-4318

harrisauctions.com

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Real Estate & Auction



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FAYETTEVILLE, TN 37334



LEGEND - Identified Soil Sites

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REAL ESTATE TRACTS

Tract 1	6.04± Acres & 3 Identified Soil Sites
Tract 2	6.46± Acres & 4 Identified Soil Sites
Tract 2	7.80± Acres & 2 Identified Soil Sites

THIS IS ALSO A DEVELOPMENT OPPORTUNITY, AS THE ORIGINAL DEVELOPERS PLANS CHANGED. Potential to subdivide these three large tracts into 7-9 residential building lots. Ideal location, minutes away from town. Level property, absolutely perfect for building. Each lot would have direct county road frontage for direct access into the property. Utilities at the road.



REALTOR PARTNERS:
GREG WISER & BOB MALONE, Brokers
931-993-8587 - TN Lic# 258684



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

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REAL ESTATE TERMS: The property will be offered in (3) three tracts, any combination of tracts, or as a whole property. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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.** 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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