

Absolute REAL ESTATE AUCTION

THURSDAY
APRIL 10TH, 2025
4:00 PM

**2185 JOE BROWN ROAD
SPRING HILL, TN 37174**

*In Beautiful
Maury County!*



PROPERTY HIGHLIGHTS:

- Single-level home with updates including a new roof, siding, windows, and gutters.
- Flexible extra room that can serve as an office or living space.
- Large carport, a well house with new siding/roof, and a cultivated garden bed.
- The 3.48-acre lot offers potential for a private retreat, hobby farm, or expansion.
- Unrestricted property, with potential for raising chickens and building additional structures.
- An existing 4BR perc site, **plus an additional site for another 3-4 BEDROOM home.**

- **Online Bidding:** Available on auction day.
- **Buyer's Premium:** 10% added to the final bid.
- **Deposit:** \$25K down on the day of sale, balance due in 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check.
- **Financing:** Traditional financing accepted.

SELLING AFTER THE AUCTION:

2000 Chevrolet 1500 Silverado w/ 293K miles & 6ft trailer.



REAL ESTATE TERMS: The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. \$25,000 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.**



PUBLIC PREVIEW DATES:

Saturday, April 5th from 2 - 4 PM & Thursday, April 10th from 2 - 4 PM



MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718
KL# 252972 | KY Broker# 198374



NICK SHUFORD

TN BROKER / PARTNER
AUCTIONEER
TN Broker for the Shuford Group
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