

# Real Estate AUCTION

Sunday, **February 4th**, 2024 ◦ 2 PM  
702 Black Colt Drive • Murfreesboro, TN 37130

**PUBLIC PREVIEW DATE:**  
Sunday, **February 4th** from 12-2 PM



**2 Bedroom Townhome**  
in Murfreesboro, TN

Located in the  
**GATED COMMUNITY**  
**GENERALS RUN**  
Murfreesboro, TN 37130

**ABOUT THE REAL ESTATE:** *Luxury 2BR/2BA townhome, **END UNIT**, in highly sought after & gated community, **Generals Run**. Engineered hardwood flooring and tile throughout the main level. The kitchen features stainless steel appliances and granite countertops. No refrigerator. Both BR's upstairs, half bath down. These homes are a PUD with private elements. Insurance for these units covers grounds / ground maintenance only. Owners must have traditional home owners insurance for dwelling.*



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**VEHICLES - APPLIANCES - KITCHENWARE - ELECTRONICS - FURNITURE**



**VEHICLES:** 1997 F-150 XLT Black Single Cab 4x4 Pickup Truck - Mileage: 184,768 - VIN: 1FTDF18W1VNC63493, 2016 Land Rover Evoque - White w/ White Interior - Mileage: 92,551 - VIN: SALVR2BGXGH114951

**KITCHENWARE:** Blender, Toaster, Sboley Coffee Maker, Black & Decker Rice Cooker, Multiple Coffee Pots, 2 Eyed Charbroil Gas Grill

**ELECTRONICS:** Samsung Curved TV, Bose Surround Sound, Cannon Printer

**FURNITURE/DECOR:** White Leather Couch, Leather Loveseat, Small Computer Desk, Table Chair Glass Top, Leather Entry Bench, Glass Top Coffee Table, 5 pc Patio Set, Wall Art, Mirror, Queen Bed, Glass Kitchen Table With Four Chairs, Two Barstools, Wooden Side Table, Multiple Mirrors, Men's Vanity Dresser, Full-Size Guest Bed-Box Spring-And Mattress

**TOOLS, MISC:** Milwaukee Drill, Safe, Hublot Safe, 3 Pair of Ferragamo Men's Dress Shoes, Size 8 1/2, Multiple Designer Men's Belts



**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  
TL# 7240 / LIC# 315937



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## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 1 individual tract. **BUYERS PREMIUM:** 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 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.** **CLOSING:** Closing shall take place AFTER COURT APPROVAL. **REAL ESTATE TAXES:** All 2024 ad valorem taxes will be prorated at closing. **PERSONAL PROPERTY TERMS:** A 10% buyer's premium will be added to the final bid and included in the sales price. Full settlement date of sale. Check, cash or credit card. Buyer must present a valid Drivers License.



**Harris Real Estate & Auction**

3855 State Route 45 North  
Mayfield, KY 42066