

Real Estate Auction

1800 Rock Bridge Road, Bethpage, TN 37022
Saturday, June 15, 2024 @ 12:00 PM

A Hunters Paradise

**HOME &
38±
ACRES
Offered in
2 TRACTS**



HOMES - ESTATES - FARMLAND - WATERFRONT



PUBLIC PREVIEW

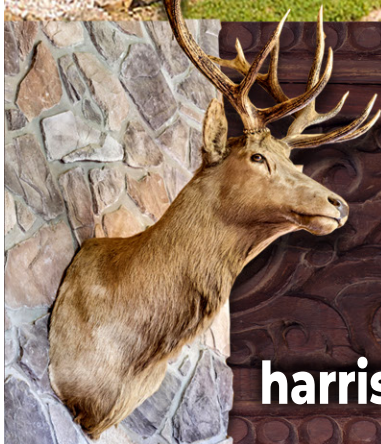
DATE:

AUCTION DAY -

**Sat., June 15, 2024
from 10am-12pm**

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About the Real Estate



1800 Rock Bridge Road, Bethpage, TN 37022

Custom Jim Barna Timber & Log Home, built in 2011. Over \$150K of improvements to the home since 2022. Truly an incredible property with cut trails, open fields, stocked fishing ponds, wooded areas & all useable land. Perfect topography throughout. Minutes to Gallatin & Portland, 40 minutes to downtown & close to Old Hickory Lake in Nashville. This is your slice of paradise in the rolling hills of TN.

TRACT 1: 3 Bedroom Log Home with a detached shop (30×60) on 4± Acres

TRACT 2: 34± acres + a preliminary soil site to accommodate a 4-6BR home

AUCTION HELD ON SITE!

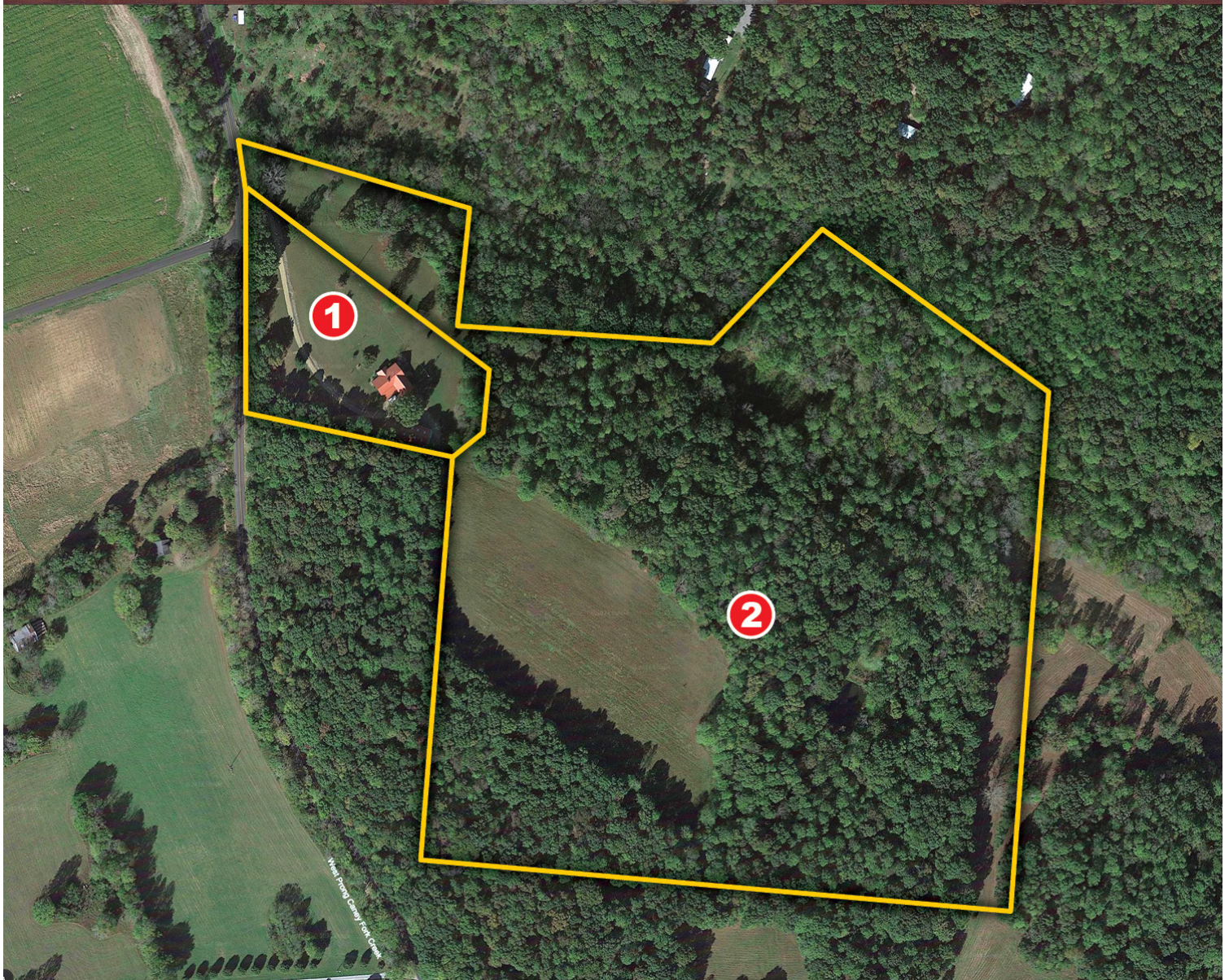
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AERIAL PLAT



TERMS & CONDITIONS:

PROCEDURE: The property will be offered in two (2) tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

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 on or before 30 days from auction date.

REAL ESTATE TAXES: All 2024 ad valorem taxes will be prorated at closing.

SURVEY: The property will be sold by the current deed. In the event the farm sells in tracts, a new survey will be conducted

on the property. Buyer will be responsible for 50% of the cost of the survey.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. 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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller

or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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1800 ROCK BRIDGE, BETHPAGE, TN

Log Building Maintenance and Restoration - \$42,900

- Exterior wash and stain of entire house (Dec. 2021)
- Replacement of front porch W truss and two 6" round posts at the bottom of the front porch (Dec. 2021)
- Interior wash and stain of entire house (March 2022)

Extreme Lawn Service & Landscaping - \$1,300

- Improvements to driveway, added a new ditch to the right side of driveway for improved drainage, pea gravel added as maintenance (Dec 2021)

Servpro - \$5,162

- Ozone machine treatment to disinfectant treatment of the floors (June 2022)

Additional improvements in 2022:

- Lee Company Service Agreement – HVAC checked 2x annually, yearly plumbing inspection and yearly electrical inspection
- Lowe's – replaced front storm door
- Home Depot - replaced dishwasher and stovetop
- Concrete extension added at the end of the driveway
- Laundry room/back hallway drop ceiling installed
- Interior staining to cover patina from wall hangings
- Crushed gravel added to driveway to improve grading and replace pea gravel

Bush Hog (large overhaul) to back field and bottom field - \$1,200

- Half bath improvements - toilet and pedestal sink replaced

Additional improvements in 2023:

- Lee Company Service Agreement – HVAC checked 2x annually, yearly plumbing inspection and yearly electrical inspection
- Lee Company – replaced water heater and added booster and addition of upstairs bathroom - \$53,000
- Lee Company – added whole home surge protector PSP200 - \$408 (Dec 2022)
- Lowe's - replaced wall oven - \$1,665

Continued driveway improvements - load of ¾ rock, 4 loads of crush and run - \$4,150

Installed Alabama Sunset rock to flowerbeds surrounding house and back flowerbed - \$5,900

Tree trimming and removal of dead trees - \$4,200

- Changed light fixtures in small downstairs bedroom and master bath
- Replaced ceiling fan in bonus room
- Replaced ceiling fan in covered porch
- Installed security lighting/solar cameras
- Added handrail to back steps (covered porch entry)
- Painting projects – front door, wall in great room, kitchen island, fireplace in great room
- Dryer vent cleaning

Additional improvements in 2024:

- Lee Company Service Agreement – HVAC checked 2x annually, yearly plumbing inspection and yearly electrical inspection

Real Estate
AERIALS & EXTERIOR



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Real Estate Interior



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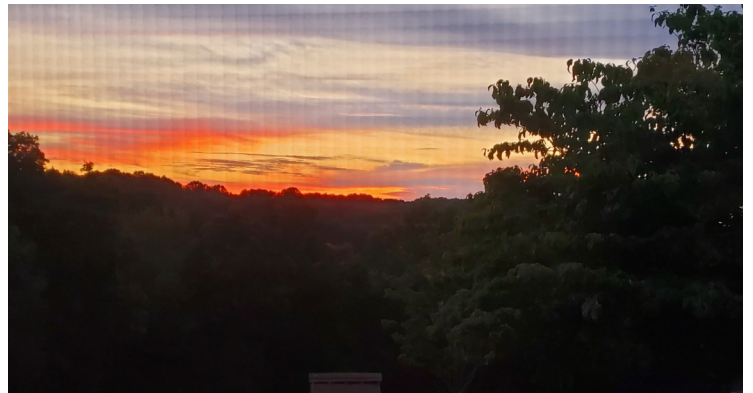
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Equipment & Outdoor/Garage



JOHN DEERE TRACTOR & ATTACHMENT: 2000 John Deere Tractor Model 790 – 4WD With 419 Front-End Loader – Serial Number LV0790G401145 – 690 Hours, 4' Grader Blade, Frontier 72" Finish Mower, 5' Rotary Cutter
KUBOTA: 2020 Kubota RTV-X1100C Diesel – Serial# 61560 – 8.7 Hours – Windshield w/ wipers – A/C & Heat – Enclosed Doors – Hydraulic Dump – Power Steering – **Like New!**

OUTDOOR / GARAGE ITEMS: Old Toolbox Full Of Tools, Battery-Operated Hedge Trimmer, Parker Crossbow With Case, 16" Ryobi Chainsaw, Craftsman 16-Gallon Wet/Dry Vac, Ryobi 2000 PSI Pressure Washer, 2 Vintage Metal Lawn Chairs, Limb Trimmer, 5' Aluminum Ladder, 10' Metal Ladder, 6' Mesh Metal Trailer With Gate, 5' Bush Hog, Frontier 4' Finishing Mower For Tractor Model GM1072R, 12' Step Ladder, Hand Tools

MISC: Tempus Fugit Grandfather Clock, (2) 7'9" X 9'6" Area Rugs, 2 Metal Vintage Chairs, Modern Chandelier, Turkey Fryer

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 or cash only.

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