

REAL ESTATE AUCTION

Cedar Springs Ranch in Lascassas, Tennessee
ON 10.9 ACRES



Saturday, May 25th, 2024 @ 12:00 PM

9638 Rocky Hill Road • Lascassas, TN 37085



PUBLIC PREVIEW DATE:
Saturday, May 25th
from 9 AM - 12 PM



615.674.0535
harrisauctions.com

IN PARTNERSHIP WITH
Zeitlin | Sotheby's
INTERNATIONAL REALTY

REAL ESTATE AUCTION

Saturday, May 25th, 2024 @ 12:00 PM

9638 Rocky Hill Road • Lascassas, TN 37085

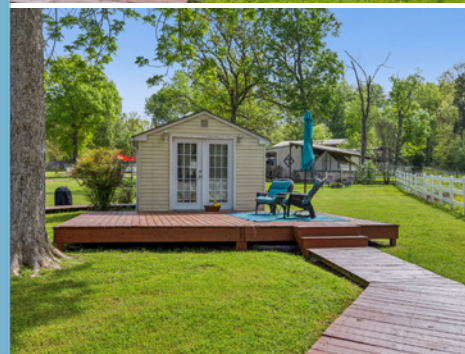


Cedar Springs Ranch in Lascassas, Tennessee

ON 10.9 ACRES

- Songwriter Venue
- Horse Boarding
- Airbnb Rentals
- Wedding Venue

Potential Annual Income
\$108,444



Cedar Springs Ranch is known for its successful Airbnb's, wedding venue, renown songwriters night & horse boarding. This property has potential annual income of \$108,444 by Airbnb rentals, RV site, horse boarding, weddings, singer/song writer venue. More details of each income stream in media section. Owner willing to stay on with new buyer to coach Airbnb success. Home of "Buddy's Place" singer/songwriter nights featuring famous musicians. 5 acres of pasture, fenced & cross fenced with arena. 5.9 acres of undeveloped land. There is a 7-stall barn, equine obstacle course, chicken coop, fire pit area, 2 outdoor kitchens, gazebos, RV site with 100amp service & outdoor bathrooms and showers!

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 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 current deed.

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.

615.674.0535 | harrisauctions.com

PUBLIC PREVIEW DATE: Sat., May 25th from 9 AM -12 PM

IN PARTNERSHIP WITH

Zeitlin | Sotheby's
INTERNATIONAL REALTY