

REAL ESTATE AUCTION

Cedar Springs Ranch in Lascassas, Tennessee
ON 10.9 ACRES

Sat., May 25th
@ 12:00 PM

PUBLIC PREVIEW DATE:

Sat., May 25th from 9 AM - 12 PM

9638 Rocky Hill Road
Lascassas, TN 37085



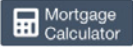
AUCTION HELD ON-LINE & ON-SITE!



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PROPERTY INFORMATION



[Auction](#) ↗

**9638 Rocky Hill Rd
Lascassas, TN 37085**

3 Beds, 3 Baths, 2403 SqFt

MLS #: 2647033

Status:	Active
Year Built:	1978 Existing
County:	Rutherford County, TN
Subdivision:	Cedar Springs Ranch
Class - Type:	Residential - Site Built
Annual Taxes:	\$2,288 024 013.01
Open House:	Sat 5/25/24 9 a.m. - 12 p.m. More Info
Days On Market:	0
Source:	Realtorcs



Public Remarks: Public Real Estate Auction, Saturday May 25th @12pm. Held ONSITE & ONLINE. Public preview May 25th, 9am-12pm. 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! Details @ harrisauctions.com. A 10% buyer's premium is added to final bid. 10% down required day of sale, balance due in 30 days Traditional financing accepted. Don't miss this one!

Directions: From Murfreesboro, take US - 231 North toward Lebanon, turn right on Patterson Hill Rd., left onto Rocky Hill Road, home on right.

General Information

- **Acres:** 10.90 / Tax Record
- **Basement:** None / Crawl
- **Construction:** Vinyl Siding
- **Deed Book and Page:** 1797 / 3209
- **Fireplaces:** 1 / Den
- **Floors:** Carpet / Finished Wood / Marble
- **Listing Detail:** Exclusive Right To Sell - Reserve Auction
- **Lot:** Level / Cleared
- **Mailbox:** Mailbox
- **Parking (Carport):** 4 / Detached
- **Parking (Open):** 10 / Driveway,Paved,Unpaved
- **Roof:** Asphalt
- **Stories:** 1
- **Style:** Ranch

Rooms and Dimensions

Living Room:	18x23 / Great Room
Kitchen:	11x14 / Pantry
Primary Bath:	Tub Shower Combo / Suite
Bed 1:	16x12 / Full Bath
Bed 2:	12x13 / Extra Large Closet

Bed 3:	12x13 / Extra Large Closet
Dining Room:	12x16 / Formal
Den:	20x14 / Combination
Additional Room 1:	18x13 / Gathering Room



PROPERTY INFORMATION

Room Totals and Square Footage

Main Floor:	3 Beds	3 FB	0 HB	2403 SF
Total:	3 Beds	3 Full Bath	0 Half Bath	2403 SqFt / Tax Record
Guesthouse:	3 Beds	3 FB		600 SF

Utilities and Features

Utilities

- Utility District Water / Septic Tank
- Electric / Central Air Cooling
- Central Heat / Natural Gas
- Cable TV / High-Speed Internet

Appliances

- Electric Cooktop Range
- Electric Double Oven
- Dishwasher / Dryer / Ice Maker / Refrigerator / Washer

Interior Features

- Air Filter
- Ceiling Fan
- Extra Closets
- In-Law Quarters

Exterior Features

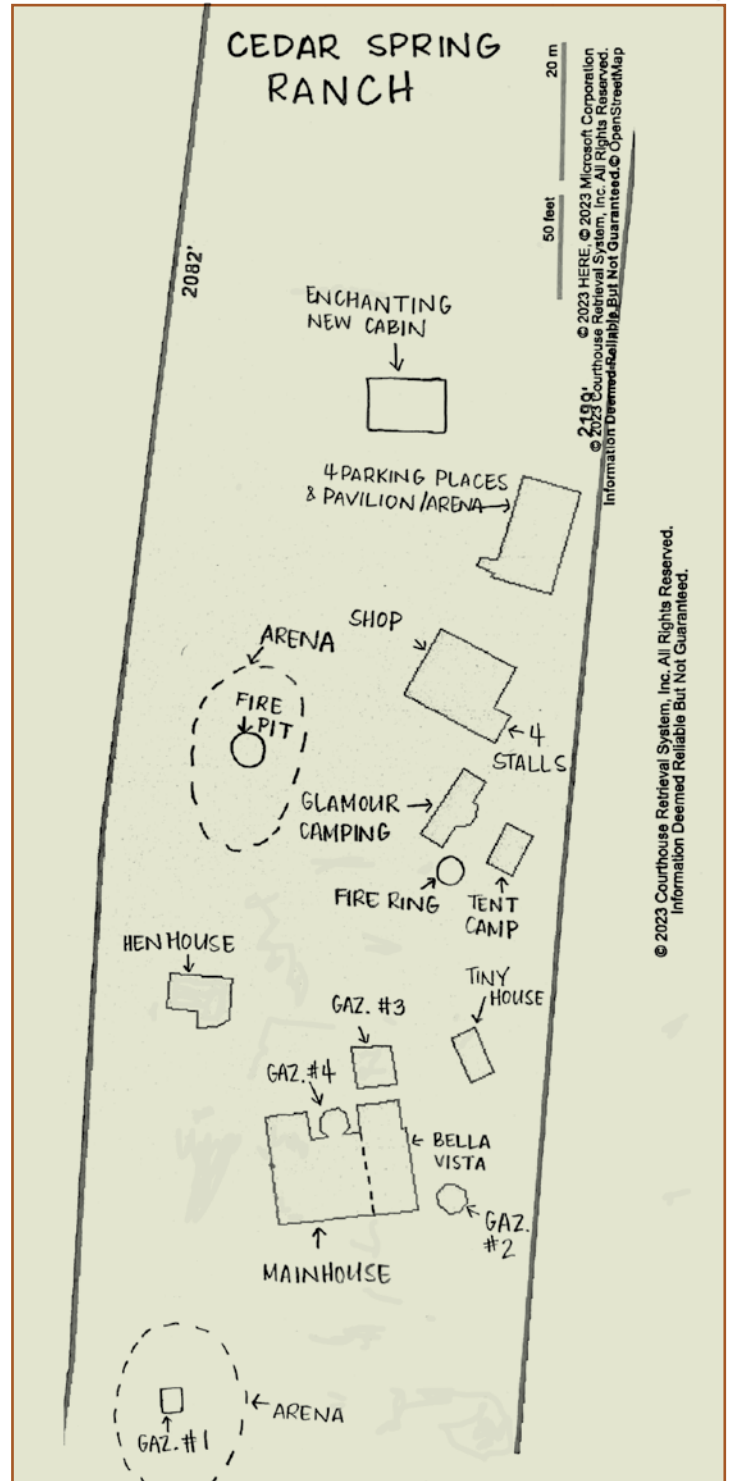
- Partial Fence
- Barn
- Guest House
- Stable
- Storage Building
- Covered Deck
- Covered Patio
- Deck
- Patio

Schools

Elementary:	Walter Hill Elementary
Middle/JR:	Siegel Middle School
High:	Oakland High School

Miscellaneous

Miscellaneous:	Fire Alarm / Smoke Detectors
Restrictions	Renting Permitted / Trailers Permitted / Pets Permitted



PROPERTY EXTERIOR



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PROPERTY INTERIOR



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AIRBNB, FIRE PIT & CHICKEN COOP



EQUESTRIAN BARN



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WEDDING VENUE & BUDDY'S PLACE



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11

PROPERTY AERIALS



PROPERTY AERIALS



PROPERTY AERIAL



PROPERTY AERIAL



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.

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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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