

**2 HOMES**  
**162.37** ACRES  
in 10 Tracts & Combinations  
**135±**  
TILLABLE ACRES

*Absolute*  
**REAL ESTATE AUCTION**  
**Saturday, July 13th, 2024**  
10:00 AM *The Perry Estate*



Joyce & David Perry



**AUCTION HELD ON TRACT 1: 4215 Chestnut Glade Rd., South Fulton, TN 38257**

**4215 CHESTNUT GLADE ROAD • SOUTH FULTON, TN 38257**  
**AND 1164 STATE LINE ROAD • SOUTH FULTON, TN 38257**

**SELLING TWO HOMES!**

- County Water Available
- Natural Gas Available
- **PRIME FARMLAND!**

*Excellent  
Building Tracts*

**Also Selling:**

- VEHICLES
- OUTDOOR ITEMS
- FURNITURE
- HOUSEHOLDS

In Partnership With



**PUBLIC PREVIEW DATE:**

**Tues., July 2nd - 4-5pm**

**270-247-3253**



**[harrisauctions.com](http://harrisauctions.com)**



## VEHICLES • OUTDOOR ITEMS • FURNITURE • HOUSEHOLDS

### TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 10 individual 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:** 15% 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 a new survey. Buyer will be responsible for 50% of the survey costs.

**SWING TRACT:** This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.

**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, inquiries, 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.

**PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium will be added to the final bid and included in the transaction price. Full settlement due day of sale. Cash or check with proper identification.



**VEHICLES:** 1999 Ford F350 Centurian - 4 door - 1 Ton Dually V8 - 4X4- Diesel Engine - Miles: 331,815 - VIN:1FTWW33F6XEB29240, 1995 Chevy Lumina LS - 4D - Miles: 210,020 - VIN: 2G1WN52M2S9278313

**OUTDOOR ITEMS:** 200+/- T Posts, 4 - Wheel Rubber Tire Wagon W/ Horse Drawn Attachment, Ratchet Straps, Cattle Wormer, Post Hole Digger, Rolls Of Weed Control Fabric, Gas Cans, Garden Seeder, 2 HP Air Compressor, Metal Wheelbarrow, Plastic Truper Wheelbarrow, Snapper Push Mower, Miscellaneous Hand Tools And Yard Tools, Tool Boxes, Planters,

Yard Ornaments, Large Extension Ladder, Antique Auger / Scrap Metal, Watering Troughs, Mongoose Adult Bicycle, 3 Pt Hitch Carry All

**FURNITURE:** Green Upholstered Manual Recliner, Printed Upholstery Manual Recliner, Red Leather Remote Recliner, Image Quest Console Treadmill, Foot Stool, Multiple Antique Chests, Wooden Church Pew, Coffee Table, Bed Side Tables, Dining Table and 6 Chairs, Wicker / Woven Outdoor Chairs, Sofa And Foot Rests, Wooden Console Table, King Size Bed Frame With Matching Dresser, Rattan Wall Table w/ Floral Design, Iron Bench, Antique Marble Top

Table, Antique Metal Floor Lamp, 9 Drawer Dresser w/Mirror, Wooden Desk And Matching Chair, Folding Card Table Chairs.

**HOUSEHOLDS:** Wall Décor, Large Wall Clock, Assortment of Books, Assortment of DVDs, Tabletop Lamps, Decorative Room Divider, Table Top Décor, 2-40" Samsung TV's, Decorative Plates And Trays, Kitchen Canisters, Glass Pitcher, Green Vase w/ Floral Stems, Multiple Cast Iron Skillets, Cast Iron Cornbread Mold, Vintage Tin Lambda Semi Truck Toy, Vintage Cast Iron Stove, Vintage Playskool Toy, Oil Lamps, Fishing Poles, Air Compressor, Vinyl Records, Granite Canister, Butter Churner.



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- **WK&T FIBER INTERNET**
- **NATURAL GAS AVAILABLE**

**AUCTION HELD ON TRACT 1: 4215 Chestnut Glade Rd., South Fulton, TN 38257**

**TRACT 1 - 4215 CHESTNUT GLADE ROAD, SOUTH FULTON, TN 38257:** Experience the elegance of a custom-built, 5-bedroom, 3.5-bathroom brick home nestled on 2.72 acres in South Fulton, Tennessee, constructed in 2015 by Mr. & Mrs. Perry. Step inside to discover beautiful hand-scraped wood floors and a spacious living area seamlessly connected to the chef's dream kitchen, featuring granite countertops, white cabinets, and Samsung appliances. The main floor boasts a study with wall-to-wall built-ins, a grand living room with tall ceilings and a stone fireplace, and a primary suite with a private door to the covered back porch. Upstairs, find a guest suite, three additional bedrooms, and a versatile fifth bedroom. Modern Conveniences Include A Navien Tankless Water Heater, Well Water, A 2015 Trane HVAC Unit With Central Gas And Forced Heat And Air, And An Additional Unit For The Second Story. Outdoor spaces include covered front and back porches to enjoy serene sunsets and sunrises.



**TRACT 7 - 1164 STATE LINE ROAD, SOUTH FULTON, TN:** Discover this charming farmhouse nestled on 2.22 acres of serene countryside in South Fulton, Tennessee, boasting a spacious covered front porch ideal for morning coffees or evening relaxation. Key features include a convenient downstairs primary bedroom, three bright upstairs bedrooms with updated vinyl windows, a functional bathroom, elegant glass pane doors, and a detached 2-car garage offering ample space for vehicles or a workshop. While retaining its historic charm, the farmhouse presents an opportunity for personalization and renovation to transform it into your dream home.



*Excellent Building Tracts*  
**PRIME FARMLAND!**  
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**HARRIS Real Estate & Auction**  
**harrisauctions.com**

**Real Estate Tracts**

Tract 1	Stately 5 Bedroom Brick Home on 2.72 Acres
Tract 2	11.89 Acres
Tract 3	7.77 Acres
Tract 4	5.99 Acres
Tract 5	8.16 Acres
Tract 6	2.94 Acres
Tract 7	4 Bedroom Farmhouse on 2.22 Acres
Tract 8	44' x 72' Post Frame Equipment Shed on 5.07 Acres *** Swing Tract
Tract 9	32.72 Acres
Tract 10	82.89 Acres

**BUYER TO RECEIVE 2024 CROP SHARE FOR CORN & SOYBEANS.**