

# ABSOLUTE REAL ESTATE AUCTION

## TUESDAY, JUNE 25TH, 2024 @ 12 PM



**PUBLIC PREVIEW**  
Tuesday, June 25th - 10am-12pm

### 7255 BRUSH CREEK ROAD FAIRVIEW, TN 37062



Located minutes from the Fairview, only 15 minutes to Westhaven, downtown Franklin and minutes to West Nashville. **Situated on a private 1.5 acre wooded lot**, with a nice creek bordering the side and attractive road frontage. Great opportunity to rehab this home or build new. This lot is across from a 55 acre tract and surrounded by a 20 acre tract. The property features mature trees for plenty of privacy and could clean up very well. Older well house and detached shop on the back of the property. Buyer will need to drill their own well for water.



**REAL ESTATE SELLS ABSOLUTE  
TO THE HIGHEST BIDDER AT 12 PM!  
AUCTION HELD ONSITE & ONLINE**

#### WILLIAMSON COUNTY SCHOOLS



WESTWOOD  
ELEMENTARY



FAIRVIEW  
MIDDLE SCHOOL



FAIRVIEW  
HIGH SCHOOL

**REAL ESTATE TERMS:** A 10% buyer's premium is added to the final bid. 10% down required day of sale, balance due in 30 days. Traditional financing accepted, this is not a foreclosure or short sale. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Announcements made the day of auction take precedent. All information deemed accurate but not guaranteed.

### MICHAEL HARRIS

PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER

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### HARRIS

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### NICK SHUFORD

TN BROKER / PARTNER  
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