

# REAL ESTATE Auction

4790 Thick Road  
Chapel Hill TN 37034

Sunday, June 30th, 2024 @ 1:00 PM (EST)

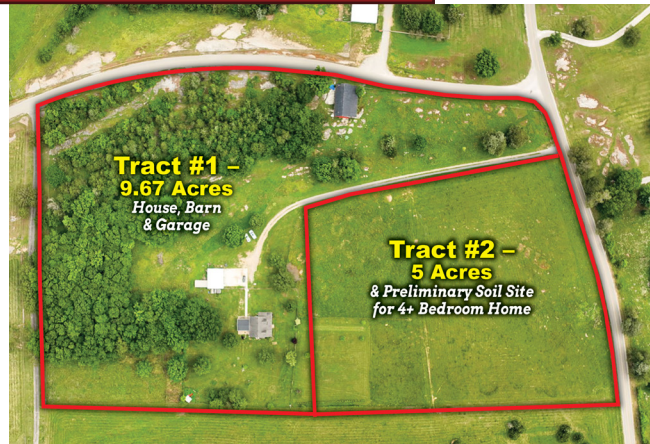


**AUCTION HELD  
ONSITE  
AND ONLINE!**

**PUBLIC PREVIEW: Sunday, June 30th, from 11:00 AM - 1:00 PM**

**TRACT 1: 9.67 acres, with the home, barn and detached 40x30 shop/2 car garage.** 100% usable property with excellent road frontage on two sides of the property. Level ground throughout the property, perfect for a mini farm, generational property or family compound. Attractive mix of open fields and woods. Bring all of your farm animals, no restrictions on the property. The home has recently been painted and new carpet has been installed. The home is on a well. City water is at the road if you ever want to tie in.

**TRACT 2: 5 flat acres with a preliminary 4+BR preliminary soil site.** Electric, water & internet at the road. Buyer to tie into water at their own timeline. No restrictions on the property. Clean title guaranteed. This tract is partially fenced.



**HARRIS**  
Real Estate & Auction

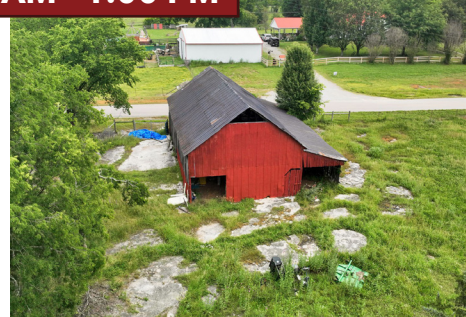
615-674-0535 | 800-380-4318 [harrisauctions.com](http://harrisauctions.com)

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**AUCTION HELD ONSITE AND ONLINE!**

**TERMS AND CONDITIONS: PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property.

**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:** In the event the property sells in tracts, buyer will be responsible for 50% of the survey costs.

**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.



**MICHAEL HARRIS**  
PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER  
TL# 5624 / TN Broker# 280718



**NICK SHUFORD**  
TN BROKER / PARTNER  
AUCTIONEER  
TN Broker for the Shuford Group  
TL# 7240 / LIC# 315937



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