

# ABSOLUTE REAL ESTATE AUCTION



SATURDAY, FEBRUARY 8TH, 2025 @ 1:00 PM

129 RAINBOW PLACE  
LA VERGNE, TN 37086

This is the perfect opportunity for a flip or fixer-upper project with endless potential!

**PUBLIC PREVIEW DATE:**  
Sat., Feb. 8th from 11 am to 1 pm



**This 3 bedroom, 2 bath home sits on a sprawling 1.4± acre flat lot, offering privacy and space for a pool, large shop, RV, boats, or other toys.** The home features a large, open family room connected to the dining area, a kitchen off the garage entrance, and a cozy brick fireplace.

Attached is a 2-car garage, plus an additional detached 2-car garage with a workshop, cabinets, and a huge loft for storage. The backyard includes a carport and an existing dog run. Located near all modern conveniences and in a community with NO HOA, this property has tremendous upside. The septic system is located in the front yard (permit in media).

All utilities have been off for some time and will not be turned on prior to auction or closing—buyer will need to handle activation post-closing. The property is sold as-is, where-is, with no contingencies. Financing is acceptable, but there are no financing contingencies. Inspections are welcome but must be scheduled with the listing broker. Listing info not guaranteed, buyer to confirm all pertinent info.

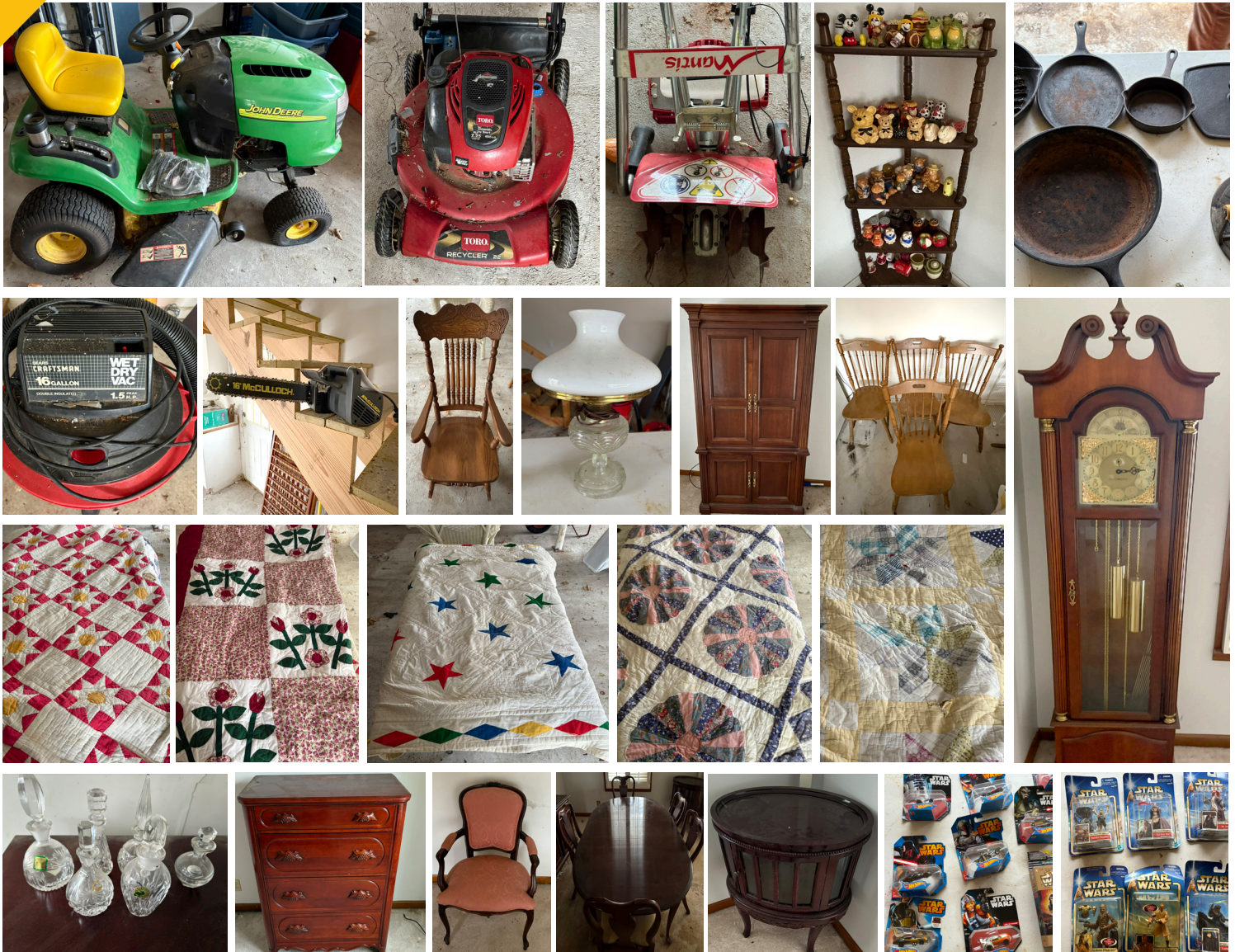


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# FURNITURE-HOUSEHOLDS-MOWERS-OUTDOOR ITEMS-APPLIANCES

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**FURNITURE:** 2 Door Wooden Jelly Cabinet, Wooden Rocking Chair, Wicker Chair, 4 Wooden Dining Chairs, Drop Front Cabinet, Wooden Bookshelf, Marble Top Tables, 5 Shelf Corner What Knot Rack, China Cabinet, Duncan Phyfe Table, Howard Miller Grandfather Clock, Dining Table With 6 Chairs, Lighted Cabinet, Armoire, Lighted Curio Cabinet, End Tables, Side Tables, Several Pieces Of Wrought Iron Furniture, Rockers, Lounge, Table Chairs

**HOUSEHOLDS:** Pyrex Casserole Dishes,

Aluminum Bowl Set, Cast Iron Skillets (8 Pieces), Cocks Oil Lamp, Vintage Electric Lamp, Serving Tray With TV Trays, Mop Bucket With Ringer, Hand Tools, Children's Books, New In Box: Barbie, Winnie The Pooh, Teenage Mutant Ninja Turtles, Star Wars, Hot Wheels, Pokémon, Furby's, Planters, Quilts (Hand And Machine-Made), Several Pieces Of Waterfowl Crystal, Silver Dollars (Morgan & Eisenhower)

**OUTDOOR:** 16 Gallon Craftsman Shop Vac, Cast Iron Tractor Sprinkler, John Deere

L100 5-Speed, 17 Hp Briggs And Stratton 42-Inch Cut, Toro 22-Inch Self-Propelled Push Mower With Bag On, Mantis Tiller, Wheel Barrow, Extension Cords, Tool Boxes, Shop Table With Vice, Metal Shelving (5 Ft), New Saw Horses, 2-Wheel Utility Dollies, Electric Blower, Electric Chainsaw, Ladders, Step Stool, Air Tanks, Metal Gas Cans

**APPLIANCES:** Kenmore Washing Machine, Holiday Upright Freezer, Globe Commercial Meat Slicer Gravity Feed, Cuisinart Food Processor (New In Box)

**REAL ESTATE TERMS - PROCEDURE:** The property will be offered in 1 individual tract. **BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** \$25,000.00 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.

**PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.



**MICHAEL HARRIS**  
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**NICK SHUFORD**  
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