

REAL ESTATE AUCTION

SATURDAY, FEBRUARY 15TH, 2025 @ 12:00 PM

1787 THOMPSON STATION RD W, THOMPSON STATION, TN 37179

Auction Held On-Site & On-Line!

**PUBLIC
PREVIEW DATES:**

Sat., February 1st
from 11 - 2 PM

Sat., February 8th
from 12 - 3 PM

Sat., February 15th
from 10 - 12 PM

2431 ft.² Home
on 5.85 Acres



4 Bedroom 3 Bath Home on 5.85 Acres.



Pool - Creek - Shop

3 PUBLIC PREVIEW DATES to give you an opportunity to inspect the home and acreage, explore its many possibilities, and prepare for the auction. Be sure to come and see for yourself the potential of this incredible property!

This public auction offers a unique opportunity to own a beautiful, move-in-ready home situated on 5.85 acres of level, cleared land in Thompson's Station. The property features a picturesque creek at the back and offers a blend of privacy and convenience. Located just 15 minutes from Leiper's Fork and Franklin, and 20 minutes from Cool Springs, this property is an ideal peaceful retreat with easy access to the city.

PROPERTY HIGHLIGHTS:

- 5.85 acres of cleared land with a creek
- Spacious, move-in-ready home with natural light
- Oversized pool with new liner, pump, and filter
- Separate living area with kitchenette—perfect for an in-law suite, guest quarters, or teen space
- Strong potential for customization
- Ideal for outdoor activities, hobbies, and mini-farming (room for chickens, goats, or horses)
- Large shed and workshop garage for tools, woodworking, or crafting
- No HOA

REAL ESTATE TERMS - 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% 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.



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