

# Absolute Real Estate Auction

SATURDAY

2323 OLD APPLE HILL ROAD  
LYNNVILLE, TN 38472

JUNE 14<sup>TH</sup>, 2025

10 AM



The Estate of  
**BILL WENDT**

4 BDRM,  
2.5 BA Log Home  
& Guest Cabin

**150±** Acres  
in 13 Tracts  
& Combinations

**Public Preview:**

Saturday,  
May 31, 2025  
1:00-3:00 pm



**ALSO SELLING**  
ANTIQUE TRACTORS,  
ENGINES, VEHICLES,  
IMPLEMENTS & MORE!



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**BILL WENDT**

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**Antique Tractors, Engines, Vehicles, Implements & More!**

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**JUNE 14<sup>TH</sup>, 10 AM**  
PERSONAL PROPERTY SELLS DIRECTLY  
AFTER REAL ESTATE!



**BUYER IS RESPONSIBLE FOR LOAD OUT. HARRIS AUCTIONS IS NOT RESPONSIBLE. PLEASE BRING PROPER EQUIPMENT.**

**ANTIQUE TRACTORS:** Ford 3600 - Loader, Diesel, 3pt, PTO, 1 Rear Remote, Good Tires, Runs Good • John Deere GP - Dual Rear Wheels, Tricycle Front, PTO, Draw Bar, 4 Gears • John Deere GP - Tricycle Front, Dual Paddle Steel Rear Wheels, 3pt, PTO, Draw Bar • John Deere GP - Tricycle Front, Single Paddle Steel Rear Wheels, PTO, Draw Bar • John Deere - Engine #F633R, Electric Start, Tricycle Front, New Rubber Rear Tires, 3pt, PTO, 2-Cyl, Adjustable Radiator Louvers • John Deere GP - Spoke Front, Single Steel Rear Wheels, PTO, Draw Bar, 2-Cyl • John Deere GP - Spoke Spread Front, Dual Paddle Steel Rear Wheels, Draw Bar, 2-Cyl • John Deere - Spoke Spread Front, Triple Steel Rear Wheels, Draw Bar, 2-Cyl • John

Deere GP - Tricycle Front, Dual Rubber Rear, 3pt, PTO, Draw Bar, 2-Cyl, Good Tires • John Deere - Tricycle Front, Dual Rubber Rear, 3pt, PTO, Draw Bar, 2-Cyl, Good Tires • John Deere - Tricycle Solid Front, Single Steel Rear, 3pt, PTO, Draw Bar, 2-Cyl, Good Tires • Oliver 70 Row Crop - Hand Crank, Alternator, Lights, Battery, Tricycle Steel Front, Dual Paddle Steel Rear, PTO, Draw Bar, 6-Cyl • John Deere - Tricycle Front, Single Steel Rear, 3pt, PTO, 2-Cyl • John Deere - Spoke Front, Solid Steel Rear w/ Rubber, 2-Cyl, 3pt, PTO, Draw Bar, Rear Axle Sprockets • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, Elec Start, Alternator, 2-Cyl, 3pt, PTO, Draw Bar, Dual Front Spray Tanks • John Deere - Spoke Spread Front, Spoke

Steel Rear, 2-Cyl, Draw Bar, Be-Ge Hydraulic Pump • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, 3pt, PTO, Draw Bar, MISSING PARTS • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, 3pt, PTO, Good Tires, MISSING PARTS • John Deere - Tricycle Front, Spoke Steel Rear, 2-Cyl, 3pt, PTO, Draw Bar • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, 3pt, PTO, Draw Bar, Elec Start • McCormick-Deering Farmall - Hand Crank, Spoke Tricycle Front, Spoke Dual Steel Rear, 4-Cyl, PTO, Draw Bar • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, 3pt, PTO, Draw Bar, 2-Cyl, Alternator • Massey Ferguson - Diesel, Loader with Bucket, 3pt, PTO, Draw Bar, Float-o-Matic Seat • John Deere - Tricycle

Front, Solid Steel Rear w/ Rubber, 3pt, PTO, MISSING PARTS • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, PTO, Draw Bar, 2-Cyl • John Deere - Model B Frame Only • John Deere - Model B Frame & Solid Steel Rear, Draw Bar, MISSING PARTS • John Deere - Tricycle Front, Solid Steel Rear w/ Rubber, 3pt, PTO, Draw Bar • John Deere - Tricycle Front, Spoke Rear w/ Rubber, 3pt, PTO, Draw Bar, MISSING PARTS • John Deere - Model B Frame Only • Oliver 70 Row Crop - Frame & Rear End • John Deere - Model B Chassis & Engine, 2-Cyl **ENGINES:** Bessemer Gas Engine - 1-Cyl Propane, w/ Triple Axle Gooseneck Trailer (No Trailer Rating) • Jaeger Machine Engine - 1-Cyl w/ Nurdyke & Marmon Mill (Pat. 1871),

on 14ft Tandem Trailer (No Trailer Rating) • Meco Engine - 1-Cyl, Steel Wheels, Belt Pulley, Fuel Tank, on Pull-Type Cart **TRUCKS:** GMC Z71 - 4-Door, 4x4, Power Windows/Locks, Console, CD, Step Rails, Bed Liner, Runs Good • Chevrolet Rollback Wrecker - 5.7L Gas, Manual, Aluminum Jerr-Dan Bed, Winch, Dual Tanks, Runs Good • Ford F150 Ext Cab - 2WD, 4.9L Gas, Auto, Manual Windows, Heat/Air, MISSING PARTS **CARS:** 1989 Cadillac Eldorado Coupe, 4.5L V8, leather seats, 73000 miles, run great • Buick Riviera - 2-Door, Supercharged 3.8L, Sunroof, Power, A/C, Unable to Crank Engine **IMPLEMENTS:** Huskee - 5Ft 3pt Cutter, PTO Shaft • Tractor Supply - 6Ft 3pt Cutter, PTO Shaft • John Deere - Front Loader w/ Scoop

• John Deere - Front Loader w/ Forks & Kick Stands • Potentially John Deere - Loader w/ Forks • Pull-Type Seeder - With Seat • New Idea - Hay Cutter, Draw Bar, PTO, Offset Adjustable • Tractor Supply - 6Ft 3pt Disc, Good Blades • 3pt Pan Plow - 2 Disc, Guide Wheel • Bush Hog - 6Ft 3pt Disc, Good Cutting Blades • John Deere - Hay Cutter, Pull Type, PTO Drive • Misc Cultivators - 3pt **WAGON:** Pull-Type Wooden Wagon - Steel Wheels, 10Ft Bed, Wooden Canopy Frame & Seat, Brakes

**And so much more!**  
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**PERSONAL PROPERTY TERMS:** A 15% Buyer's Premium For On-Site Bidders & 18% For Online Bidders, Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

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The Estate of  
BILL WENDT  
Real Estate Tracts

Tract 1	5.13 Acres - Access: Frontage on both Apple Hill Rd & Old Apple Hill Rd - Custom-Built 4 Bedroom, 2.5 Bath Log Home plus 1 Bedroom, Guest Cabin & 100' x 80' shop
Tract 2	5.05 Acres - Access: Apple Hill Rd frontage - Soil Site Identified
Tract 3	8.67 Acres - Access: Old Apple Hill Rd frontage - Shed/Barn - Soil Site Identified
Tract 4	5.90 Acres - Access: Apple Hill Rd frontage - Soil Site Identified
Tract 5	14.87 Acres - Access: Frontage on Old Apple Hill Rd - Soil Site Identified
Tract 6	15.71 Acres - Access: Old Apple Hill Rd frontage - Soil Site Identified
Tract 7	12.53 Acres - Access: Old Apple Hill Rd frontage - Soil Site Identified
Tract 8	13.90 Acres - Access: Apple Hill Rd frontage
Tract 9	14.53 Acres - Access: Apple Hill Rd frontage - Soil Site Identified
Tract 10	11.93 Acres - Soil Site Identified
Tract 11	13.74 Acres - Soil Site Identified
Tract 12	10.16 Acres - Soil Site Identified
Tract 13	16.90 Acres - Access: Frontage on Apple Hill Rd and Black Road

LEGEND

SOIL SITE IDENTIFIED

PRIVATE ROAD EASEMENT

County Water Available



**TRACT 1 DETAILS:** Nestled on 5.13 scenic acres with frontage on both Apple Hill Road and Old Apple Hill Road, this exceptional property offers the perfect blend of rustic charm and modern comfort. Features a custom-built log home by Mr. Wendt himself. The home includes 4 bedrooms, 2.5 bathrooms, a formal living room with a wood-burning fireplace, formal dining, and a grand master suite with a clawfoot tub and walk-in closet. Enjoy a spacious family room with a stone fireplace and a wrap-around porch. Also included is a charming guest cabin located behind the main home with 1 bedroom space & living room space. There is a bathroom connected just outside of the cabin living space. Located below the first floor, houses a space for potential use as a storm shelter or storage cellar. Additionally, there are 3 separate storage areas connected to the overall structure of the guest cabin.

A bonus feature to this amazing tract is the 100' x 80' shop with attached open-ended lean-to's. The main enclosed area of the shop features concrete flooring, roll-up doors, electricity & air supply lines routed throughout the building with various connection points.

TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 13 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.

**BUYER'S PREMIUM:** A 12% 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 2025 ad valorem taxes will be prorated at closing

**SURVEY:** The property will be sold by a new survey. Buyer is responsible for 50% of the cost in the amount of \$48.65 per surveyed acre.

**SOIL TESTING:** Buyer to pay 50% of the cost of soil testing in the amount of \$375.00 per soil site. Applicable to tracts 2,3,4,5,6,7,9,10,11,12.

**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.

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