

# ABSOLUTE REAL ESTATE AUCTION



**Tuesday, June 17<sup>TH</sup> @ 4 PM**  
**8076 NEWTOWN ROAD • ROCKVALE, TN**

**PUBLIC PREVIEW DATE:** Tuesday, June 17th from 2:00-4:00 PM



## ABOUT THE REAL ESTATE:

An exciting opportunity awaits in Rockvale, Tennessee—selling to the highest bidder, regardless of price! This 16.87± acre property offers flat, scenic land perfect for those seeking the beauty of country living, all just minutes from the charm of Christiana. Abundant wildlife and open space make this rural lot especially desirable. The land is being offered in two tracts, allowing bidders the flexibility to purchase individually or as a whole.

**Tract 1 is a renovator's dream** featuring a spacious 5-bedroom, 3-bathroom home with approximately 2,214 square feet. Set on **5.02± acres** of level, open ground, the home has strong structural bones and great potential for remodeling. The property also includes a detached carport making it an excellent candidate for a full renovation project.

## Tract 2 offers 11.85± acres of open countryside.

Preliminary soil work has been completed for a drip septic system, with final TDEC approval needed to confirm bedroom capacity. This tract is ideal for building a custom home, creating a mini farm, or holding as an investment parcel.

*With limitless possibilities, this offering is perfect for renovation enthusiasts, new construction, or mini farm development. Buyers can choose to purchase one tract or combine both for a larger estate. Conveniently located in a peaceful rural setting, the property is still just a short drive from Murfreesboro and Franklin.*



**615-674-0535 | 800-380-4318**

**[harrisauctions.com](http://harrisauctions.com)**



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**REAL ESTATE TERMS:** The property will be offered in 2 individual 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. 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. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.



**Nancy & Tom Cleppe**  
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Keller Williams Nashville Franklin



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**MICHAEL HARRIS**

**PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER**

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**NICK SHUFORD**

**TN BROKER / PARTNER  
PRINCIPAL AUCTIONEER**  
TN Broker for the Shuford Group  
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