

2,608± SQ.FT. HOME
HISTORIC BARN
& OUTBUILDINGS

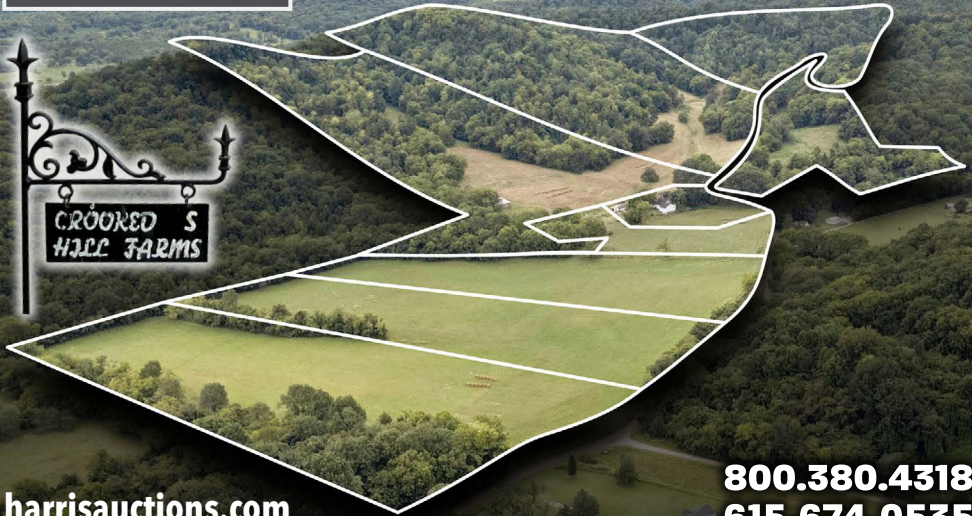
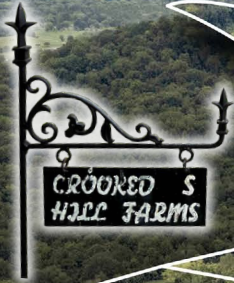
112±
ACRES
IN 9 TRACTS
& Combinations

ABSOLUTE REAL ESTATE AUCTION

Saturday, September 20th • 10:00 AM

1993 Crooked Hill Road | Pulaski, TN 38478

AUCTION SITE: GILES COUNTY



harrisauctions.com

800.380.4318

615.674.0535

PREVIEW DATE: Sunday, September 7th from 1 PM to 3 PM



SELLING IMMEDIATELY

FOLLOWING THE REAL ESTATE:

EQUIPMENT - TRACTORS - DOZER - FIREARMS

KNIVES - GOLD & SILVER COINS - JEWELRY

ANTIQUES - COLLECTIBLES - TOOLS - EQUIPMENT

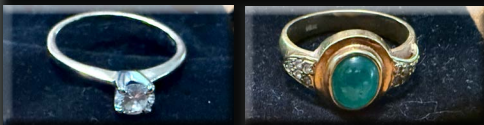


HARRIS
Real Estate & Auction

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FOLLOWING THE REAL ESTATE**



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Tractors - Dozer - Ranger & ATV - Mower - Trailer - Firearms - Knives - Gold & Silver Coins - Jewelry - Antiques - Collectibles - Tools - Small Equipment

TRACTORS: Massey Ferguson 275 Diesel - 3343 Hours, Serial: 9A339830, Kubota M4900 - With LA-1002 Loader, 2273 Hours, Shuttle Shift, Remote, Type OM490, Serial: 50324

DOZER: John Deere 450 C Dozer - Model 450 CC, Serial: 216111t, 4-Way Blade

RANGER & ATV: 2022 Ranger EFI-570, 675 Hours, 1700 Miles, Serial: 3NSCCA573NE544554, 2007 Suzuki Eiger Quadrunner - 400 4x4, Shaft Driven

MOWER: Cub Cadet HD LT-2042

TRAILERS: Calico 16' Livestock Trailer (2018) - 16' Trailer

EQUIPMENT: Woods 3pth Rotary Cutter - 6', New Blades, Stump Jumper, Model Md 172-1, Serial: 693286, Land Pride Front Load Hay Spike - 3pth, 5' Box Blade, Asco New Idea Disc Mower - 8', Model 5408, Serial: HI 30434, John Deere

8 Wheel Rake - Model 702, 8' Drag Rake, 2015 Connell Panels, Gates, Tedder - Model St 520-T, Serial: 102233, New Holland Square Baler - Model 273, Serial: 85726

FIREARMS: 12 GA Remington 870 Magnum #A618830M, Smith & Wesson .38 - Model 60, Serial: 5x684, Official Police .38 Special Ctg - Colt Ptf, Smith & Wesson .357 Magnum - Model 586, Serial: 52978 89 ABU8608, Secretary Firearms - 9mm, Model CPX-1CB, Serial: C212946, Marlin .27 W.R.M. - Model 25 MN Micro-Groove Barrel, Serial: 06478379, with Bushnell Scope

KNIVES: Case 3 Blade Knife - Case XX, Schrade 3 Blade Cowboy Up - Super Surgical Kit, No. 97051, Advertising Knife - Feinberg & Co. Inc., Providence R.I., Uncle Henry Schrade - Serial: X59468

GOLD & SILVER COINS: 1912 Indian 2 1/2 Dollar

Gold Coin - with Pendant, Liberty Five Dollar Gold Coin - 1882, with Pendant - (8) 1921 Morgan Dollars - 1922 & 1924 Peace Dollars

JEWELRY: 10KT Diamond Ring, 14KT Diamond Solitaire Ring, 10KT Wedding Band, 14KT Diamond Chip Ring (Two), 14KT Wedding Band, 10KT Stone Gemstone Ring With Diamond Chips

ANTIQUES & COLLECTIBLES: Corning Ware, Quilt Rack, Octagon Table, Dishes, Toy Tractor, Hen-On-Nest, Oil Lamp, Vintage License Plates (1950, 1953, 1958), Bronze Cast Horse Tray, Rc Wood Cola Crate, Milk Can, Large Cast Iron Kettle, Cast Iron Cookware, #1 Crock, Elm Hill Lard Cans, Antique Love Seat & Chair, Antique Sewing Machine, Cow Bells, Cast Iron Bean Pot, Pedal Race Car, Care Bears, Steins, Antique Spears Jars, Toms Peanut Jar, Lance Jar, Coca-Cola Crates &

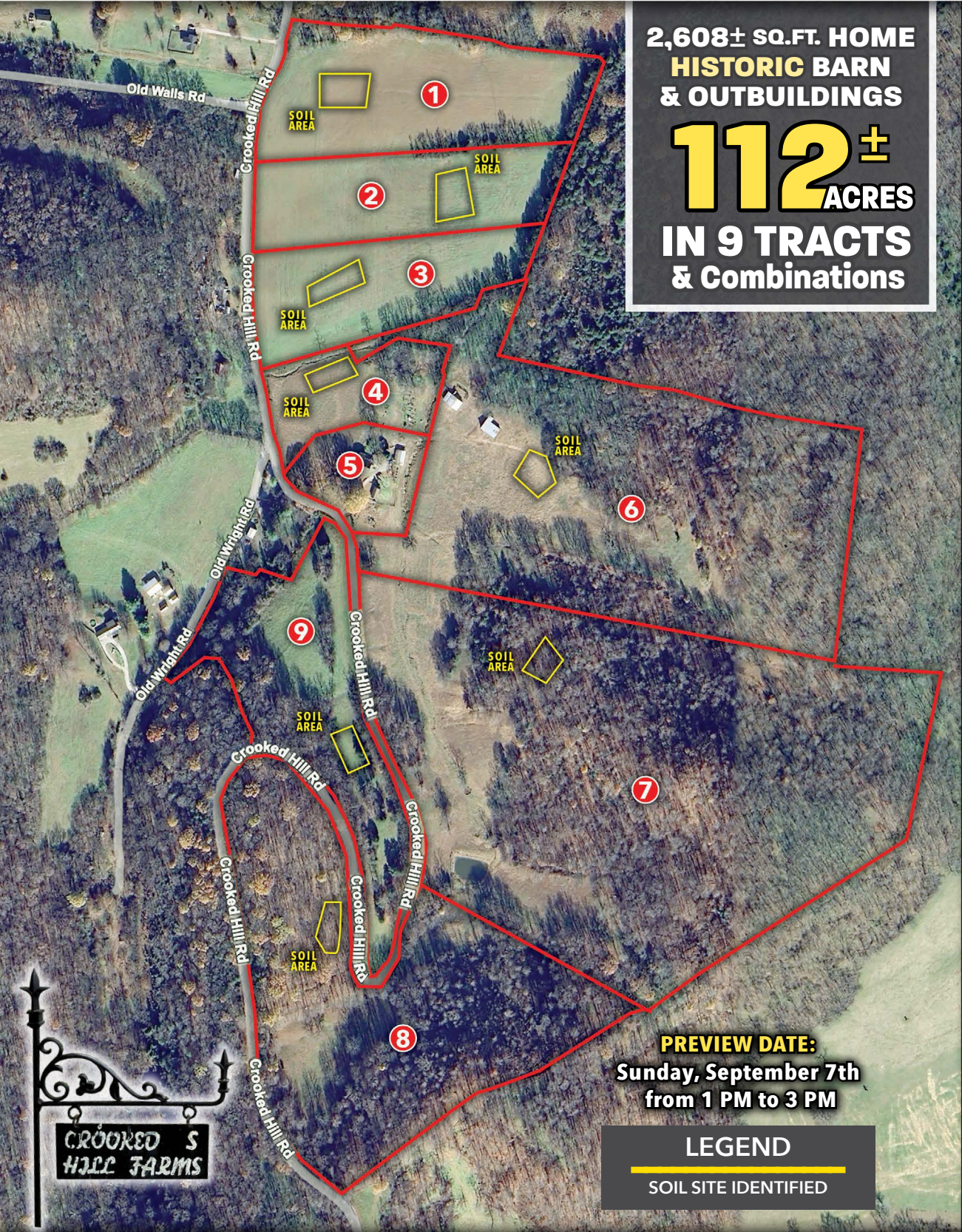
Bottles, Radio Flyer Wagon, Christmas Décor, Baby Doll Wood Bed, Pitcher & Basin, Holiday Barbies, Vintage Lunch Boxes (Masters Of The Universe & Garfield), Blown Glass, Cut & Pressed Glass.

TOOLS & SMALL EQUIPMENT: Ammo Boxes, Horse-Drawn Items, LP Heater, Hand Sausage Grinder, Bolt Cutters, Assorted Hand Tools (Wrenches, Saws, Axe, Shovels), Sundrop Thermometer, Concrete Tools, Levels, Electric Fencer, Fence Stretcher, Post Driver, Stihl Chainsaw, Floor Jack, 25k BTU Heater, Buckets, Dewalt Saw & Drill Set, Gun Safe, 2700 PSI Pressure Sprayer, Eden Pure Heater, Regal Vellum USA Ware Place Set.

PERSONAL PROPERTY TERMS: A 15% 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.

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ONE INCREDIBLE DAY BRINGS
ONE INCREDIBLE OPPORTUNITY!

We are offering 112± acres divided into 9 tracts, along with a spacious 4-bedroom home, a charming historic cabin, and barns full of character. To make this event even more exciting, a massive selection of antiques, firearms, equipment, tools, and so much more will also be included.

Everything will sell to the highest bidder with **NO RESERVE**, making this a truly once-in-a-lifetime chance to secure land, a home, history, and treasures all in one remarkable auction.

The main home offers 2,608± square feet of comfortable living space with 4 bedrooms and 2 baths. Thoughtfully updated over the years, it features a modern kitchen renovated in 2015, hardwood floors added in 2021, and new windows installed in 2016. Both formal and casual living rooms provide plenty of space for gathering, while a 2016 HVAC system ensures year-round comfort.

Adding to the charm, the historic cabin spans 1,200± square feet and showcases a cozy wood-burning fireplace, striking red cedar ceilings, and a full basement—an ideal retreat for guests or a rustic getaway right on your property.

The land and outbuildings complete the picture with rolling pastures, mature hardwoods, and walnut trees enhancing the natural beauty. Multiple structures support a variety of uses, including an 80'×40' pole barn, a 30'×50' implement shed, a garage, and hay storage. Whether you envision farming, recreation, or building your dream homestead, this property is ready to bring your vision to life.

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 9 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.

SOIL TESTING: Buyer to pay 50% of the cost of soil testing for Tracts 1-4 & 6-9.

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.

FOR COMPLETE TERMS GO TO: harrisauctions.com

Real Estate Tracts

Tract 1	9.03 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 2	6.33 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 3	5.79 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 4	3.40 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 5	2.57 Acres -Access: Crooked Hill Rd frontage - Custom-Built 4 Bedroom, 2.5 Bath Home with Concrete Shop/ Garage plus Historic Log Cabin Home for Guests
Tract 6	23.02 Acres - Access: Crooked Hill Rd frontage - 80'×40' Pole Barn, 30'×50' Implement Shed, and Hay Storage - Soil Site Identified
Tract 7	35.04 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 8	18.03 Acres - Access: Crooked Hill Rd frontage - Soil Site Identified
Tract 9	8.54 Acres - Access: Frontage Old Wright Rd & Crooked Hill Rd - Soil Site Identified

