

# ABSOLUTE REAL ESTATE AUCTION

**Wednesday, September 24<sup>TH</sup> @ 10 AM**

**4542 S Carothers Road, Franklin, TN 37064**

**PUBLIC PREVIEW DATE: AUCTION DAY - 8:00-10:00 am**



## 3 BEDROOM

## 1 BATH HOME IN FRANKLIN TN

### *Location, Location, Location*

Just four miles from I-65, minutes from the vibrant Cool Springs area, and only 22 miles from Broadway in downtown Nashville, this property strikes the perfect balance between privacy and convenience. Set on a level 1.5-acre lot and surrounded by a scenic 78-acre farm, it offers a peaceful, secluded atmosphere while keeping you close to top-rated schools, historic downtown Franklin, and the shopping, dining, and business hubs of Cool Springs.

### *The Property*

The existing 1,426 sq. ft. home presents endless possibilities. You can remodel and improve the current structure, replace it with a custom new build, or simply hold it as a long-term investment in one of Middle Tennessee's most desirable locations. Preliminary soil work has identified a drip area in the front yard, though additional testing and approvals will be required, and the original septic permit could not be located—a common occurrence in this region. While no outcome can be guaranteed, this property offers a promising canvas for creating a dream home or securing a solid investment opportunity.



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

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**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 10% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. 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. Make Inspections Prior To Date Of Sale.



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