

Absolute REAL ESTATE Auction

9616 OLD ALTO ROAD, DECHARD, TN 37324

WEDNESDAY, SEPTEMBER 24TH @ 2:00 PM

Near Monteagle
and surrounded by
the Cumberland
Plateau



PUBLIC PREVIEW DATE: Auction Day - Wed., Sept. 24th - 12-2 PM



REAL ESTATE SELLS **ABSOLUTE** TO THE HIGHEST BIDDER AT 2 PM! AUCTION HELD **ONLINE & ONSITE!**



PROPERTY OVERVIEW: This former church offers more than just a building—it's a lifestyle opportunity surrounded by some of Middle Tennessee's most sought-after natural attractions. **Zoned R-2 Residential**, the property provides outstanding flexibility for buyers:

- ✓ Repurpose as a single-family home or duplex by right
- ✓ Pursue special exception opportunities for multi-family housing, daycare, school,

- bed & breakfast, assisted living, professional offices, or community space
- ✓ Reimagine as a unique Airbnb, a one-of-a-kind residence, or an income-producing duplex

With its striking architecture and adaptable layout, this property appeals to both end-users and investors.



REALTOR PARTNERS

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Real Estate & Auction



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HOMES / ESTATES / FARMLAND / WATERFRONT

Location & Lifestyle



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Perfectly positioned near Monteagle and surrounded by the Cumberland Plateau, this property is minutes from:

- ✓ Tims Ford Lake - boating, fishing & recreation
- ✓ Short Springs Natural Area, Machine Falls, Rutledge Falls, & The Falls at Sewanee Creek - some of the best hiking & waterfalls in the region

- ✓ Cascade Hollow Distilling Co. - home of George Dickel Whiskey

Centrally located just 1.5 hours from Nashville, Chattanooga, & Huntsville, and about 45 minutes to Murfreesboro, the property blends small-town charm with convenient access to major cities.



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. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

INVESTMENT HIGHLIGHTS:

*Surrounded by natural beauty & outdoor recreation
Located in an area rich with culture & tourism appeal
Positioned for future growth & development
Selling absolute-no minimums, no reserves*

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