

ABSOLUTE REAL ESTATE AUCTION

Thursday, January 22ND 2026 @ 1:00 PM

7249 Ludrow Drive, College Grove, TN 37046



PUBLIC PREVIEW DATES:

Sunday, January 18th from 2:00-4:00 pm

AUCTION DAY from 11:00-1:00 pm



SELLING

Absolute - No Reserve! Located in McDaniel Estates Community!

This immaculately maintained home features 5 bedrooms and 3 full bathrooms with a thoughtfully designed, open-concept layout. The spacious kitchen includes a large island, ideal for entertaining, and opens seamlessly into the living and dining areas. The living room showcases high ceilings, wood beam accents, an electric fireplace, and a large three-panel sliding glass door leading to a fenced backyard and covered patio—perfect for indoor/outdoor living.

The primary suite is located on the main level, offering a luxurious bathroom and an extended walk-in closet. Upstairs, you'll find a massive bonus room suitable for a theater, game room, or additional living space, along with three oversized bedrooms, each with walk-in closets, and a hall bath featuring double vanities.

Residents of McDaniel Estates enjoy outstanding amenities including a clubhouse, fitness center, swimming pool, and more.

Do not miss this rare opportunity to purchase a move-in-ready home in one of Williamson County's most sought-after communities—selling absolute!



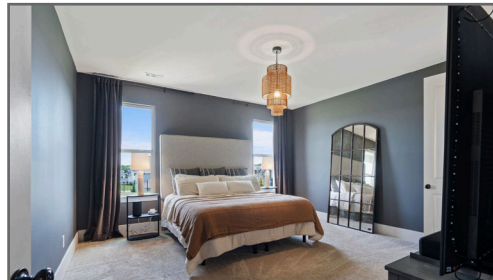
McDaniel Estates CLUB HOUSE & Amenities!



615-674-0535 | 800-380-4318

harrisauctions.com

PUBLIC PREVIEW DATES:
Sunday, January 18th from 2:00-4:00 pm
AUCTION DAY from 11:00-1:00 pm



REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% 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.



IN PARTNERSHIP WITH
Isam Aziz REALTOR®, CSR
 Broker# Lic # 335224
 (855) 856-9466

simpliHOM
IA
THE AZIZ TEAM



MICHAEL HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
 TL# 5624 | TN Broker# 280718
 KL# 252972 | KY Broker# 198374



NICK SHUFORD
TN BROKER / PARTNER
PRINCIPAL AUCTIONEER
 TN Broker for the Shuford Group
 TL# 7240 / LIC# 315937



615-674-0535 | 800-380-4318

harrisauctions.com