

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: August 28, 2024; begins at 1:30 PM

BIDDING: This will be a LIVE auction; come prepared to bid.

AUCTION LOCATION - GPS ADDRESS: 2121 NW Broad Street, Murfreesboro, TN

AUCTION SITE DIRECTIONS: From I-24, exit 78 to 96, go east 2 mi. to 41, go north 2.5 mi. to property. From I-840, exit 55 take 41 south, 2 mi. to property.

AUCTION SITE: At the property. Will be open for your convenience and bidder registration from 11:00 AM until Auction Time at 1:30 PM. Updated information will be available and auction personnel will answer your final auction questions. The auction will begin promptly at 1:30 PM.

ONLINE LIVE AUCTION: If you can't attend the auction in person but wish to participate live online, you must be pre-approved by 5:30 PM on August 27, 2024. Once approved, you will receive a password, which is necessary to get the auction link an hour before the auction starts. Please visit our website and look for the ONLINE Form tab under this auction.

INSPECTION: Shown at the Open Houses from 11 AM to 5:30 PM, Wednesday 8/14, Thursday 8/15, Wednesday 8/21, Thursday 8/22 and Tuesday 8/27. See you there; if you can't make open house, call for a private mutually convenient appointment at 706-884-3062, 800/482-0775 (24/7) or Gerald Bowie's cell 706-302-0302. Auction personnel are available to assist you and answer any questions at the open houses, let us!

EARNEST MONEY DEPOSIT: Ten percent (10%) of contract price due auction day; we will accept your good check made to escrow agent Advance Title, Taylor Dodd agent 615-785-1581.

HOW SELLING: Real Estate sells subject to Seller's confirmation. Auction and how offered is at the sole discretion of the auctioneer. Changes made from the auction box will supersede any other information, printed or spoken.

CLOSING AGENT: Advance Title, 1500 Medical Parkway, 3rd Floor Suite 9A, Murfreesboro, TN 37133; Agent Taylor Dodd 615-785-1581 cell.

CLOSING AND POSSESSION: Closes on or within 30 days of contract, possession at closing.

TERMS: See terms & conditions on website or in this catalog page 5.

NOTICE: Prospective buyers should contact auction personnel for appointments and information.

WEBSITE: (theauctionway.com). The website has the bid/due diligence information, the catalog, terms and conditions, plats, a copy of the purchase contract you will be required to sign, photographs, drone and virtual tour videos, and other valuable information. Auction personnel will also have this information on-site at open houses. Website is updated as new info is available.

BE PREPARED: Be prepared to bid on the property. Be prepared to sign the contract (located at website or available on request). Be prepared to write an earnest money deposit check in the amount of ten percent (10%) of your final contract price made to Advance Title, 1500 Medical Parkway, 3rd Floor Suite 9A, Murfreesboro, TN 37133; Agent Taylor Dodd 615-785-1581 cell.

ABSENTEE BIDDING: If you cannot attend the live auction and wish to make a bid, you may leave a bid with the auction company or arrange a phone call during the auction to bid on the property; see auction personnel for details.

CO-BROKERS: Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-broker's agreement is located on website and must be completed and submitted to auctioneers by 5:30 PM, August 27, 2024. Text to 706-302-0302 or email Gerald@theauctionway.com.

BROKER/AUCTIONEER: Gerald A. Bowie, TN AUC Lic.# 936; TN Auction Firm Lic.# 217355; TN RE Lic.# 217356, Cell: 706-302-0302. Email: gerald@theauctionway.com.

AUCTION SITE PERSONNEL AND CELL PHONES: Penny Bowie 770/328-1480, Mark Bowie 706/302-6302, George Hamilton 423/802-0296 and Gerald Bowie 706/302-0302.

Information / Appointments - theauctionway.com
800/482-0775 (24/7) or 706/884-3062