

**CENTURY 21**  
West Main Realty & Auction  
1104 WEST MAIN STREET  
LEBANON, TN 37087

**ABSOLUTE MULTI PROPERTY AUCTION**  
LEBANON, TN 37087  
8 PROPERTIES WITH 10 RENTAL UNITS  
SELLING ABSOLUTE TO THE HIGHEST BIDDER!

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PAID  
LEBANON, TN  
PERMIT#131

**SATURDAY, NOVEMBER 10TH, 10:00AM**

**ABSOLUTE  
MULTI PROPERTY AUCTION**

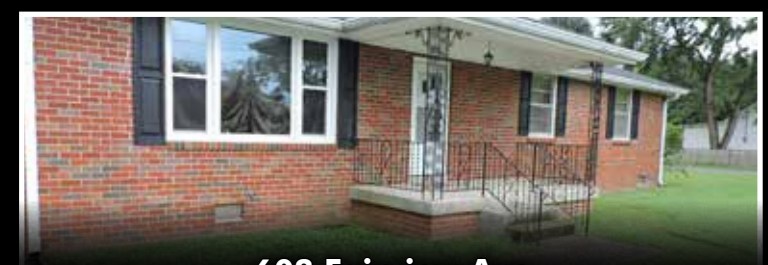
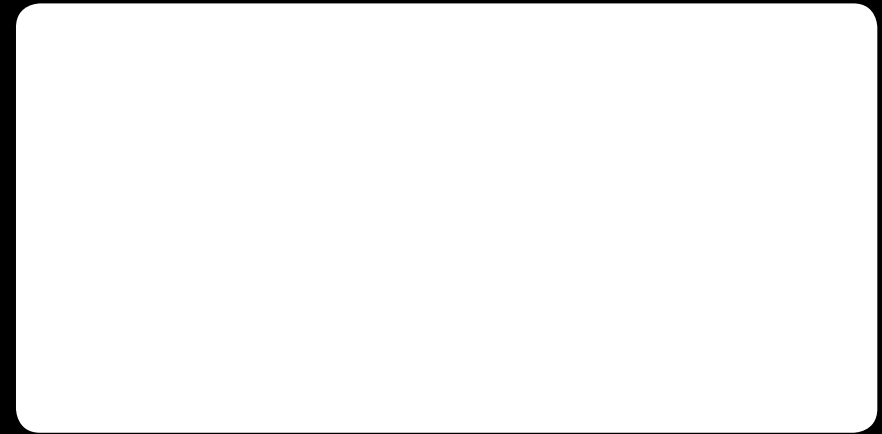
**8 PROPERTIES WITH 10 RENTAL UNITS SELLING ABSOLUTE!**

**Saturday, November 10th, 2018 - 10:00am**

1104 WEST MAIN STREET  
LEBANON, TN 37087

INVEST SAFELY IN TENNESSEE REAL ESTATE!  
For more information go to [MikeWalkerAuctions.com](http://MikeWalkerAuctions.com)

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FIRM# 5138



603 Fairview Ave



308 Dawson Lane



631 Leeville Pike



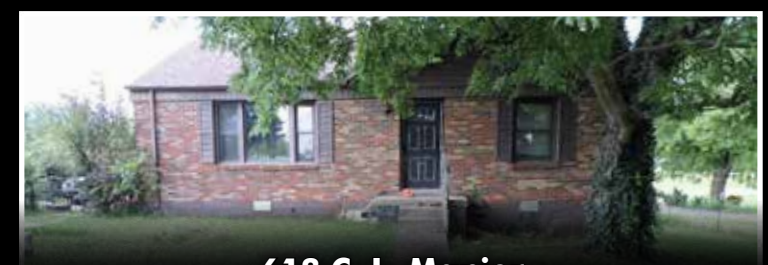
7740 Carthage Highway

**ABSOLUTE MULTI PROPERTY AUCTION!**

**Selling Nov. 10th, 10:00am at the Wilson Co. Expo Center**

**Open houses are scheduled for November 4th, 2-4pm for viewing.**

**DIRECTIONS:** From Nashville and places west, travel east on I-40 and take exit 239 B and head toward Lebanon and turn right into the James E. Ward Agricultural (945 Baddour Parkway Lebanon, TN 37087) center and the Expo is the main building in front. Go into main building front doors and follow signs.



613 C. L. Manier



719, 721 & 723 Page Avenue



455 Thomas Road



150 Old Hunter's Point Pike



**Selling at the Wilson Co. Expo Center**  
Open houses are scheduled for November 4th, 2-4pm

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**(615) 308-9009**



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**5% BUYER'S PREMIUM ON REAL ESTATE • 10% BUYER'S PREMIUM ON PERSONAL PROPERTY**

ALL INFORMATION IS BELIEVED TO BE CORRECT, BUT NOT WARRANTED OR GUARANTEED. THE PROPERTY IS BEING SOLD ON AN "AS-IS, WHERE-IS" BASIS. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL ADVERTISING. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

**5% BUYER'S PREMIUM ON REAL ESTATE • 10% BUYER'S PREMIUM ON PERSONAL PROPERTY**

MIKE WALKER CAI, PRI, GRI AUCTIONEER #2361

CONTACT THE AUCTIONEERS AT (615) 308-9009

# Absolute Multi Property Auction Selling at the Wilson Co. Expo Center 8 Properties With 10 Rental Units

This is a rare opportunity to purchase multiple properties at one time. Selling for a division of partnership, these properties have been successfully producing a good income for many years. Selling Live and offered on line. The properties range in size, location, and condition. Presently, three properties are vacant, and the rest are rented. If you are wanting to invest as a landlord, or looking for a "flip" opportunity, don't miss this auction. Please Do Not disturb tenants. An open house is scheduled for November 4th, 2-4pm for viewing. Call Mike Walker with any questions or log on to MikeWalkerAuctions.com for additional information.

## 150 Old Hunter's Point Pike

This is a 1971 manufactured home on a permanent foundation with 1,320 sq ft on 2.69 acres. Country setting yet convenient. The home has newer kitchen cabinets, siding, gutters, and a detached garage. This is a three bedroom, two bath home with large living room and 10 x 24 eat in kitchen w/ stove & refrigerator. It has a Trane central heat & air unit.



## 455 Thomas Road

The Thomas Road property has a 1960 site built home with approximately 700 square feet on 2 acres of level land in a country setting with city water. It has three bedrooms and one bath. This home has window units and no HVAC. It has a newer roof, siding, and vinyl windows.



## 603 Fairview Ave

A three bedroom, 1.5 bath brick home built in 1957 with 1,856 sq ft on a corner lot. The home has city sewer, new paint and carpet over hardwood flooring, large 13 x 16 eat-in kitchen w/ stove and refrigerator, large den w/pine paneling, large living room, central heat and air, and one car oversized garage with paved driveway. The roof is only 2 years old.



## 719, 721 & 723 Page Avenue

This parcel of 719, 721 & 723 includes 3 rental opportunities. 721 is a 2/1, 719 is a 2/1, 723 is a 3/2. All have central heat & air, city sewer, laminate flooring, and washer dryer hookups. Two currently rented and one vacant.



## 308 Dawson Lane

A nice corner lot with a 1960 site built home. Approximately 900 sq ft with two bedrooms and one bath, large living room, eat in kitchen, and one car attached garage. The plumbing and electrical were updated in 2012.



**AUCTIONEER'S NOTE:** Landlords, Flippers, Investors...take notice! This is a great opportunity to buy multiple properties at one auction. You can bid live or go online and bid on these properties. Also selling, on-site only, is a 2012 LGS Utility Trailer and a 72" Brush Bucket (Bobcat Brand). Don't miss this incredible opportunity. A light lunch will be available to registered bidders at the auction site! Please come out to the New Wilson County Expo Center for this Great auction event.

## 631 Leeville Pike

This is a cute 784 sq ft bungalow home built in 1949 with two bedrooms and one bath on approximately 1/2 an acre. It is handicap accessible and has a concrete drive, metal roof, hardwood flooring, central heat & air, and city sewer and water. Stove and refrigerator remain.



## Selling Absolute From Expo Center Only

72" Bobcat Brush Bucket.  
16 Ft. 2012 LGS Industries Utility Trailer



## 7740 Carthage Highway

This 1977 manufactured home with 2,414 sq ft on a permanent foundation on 1.71 acres has three bedrooms and 3 full baths. It has a partially finished basement with bath. It also has city water, septic tank, electric window cooling, radiant heat, and a fireplace.



## 613 C. L. Manier

This is an 925 sq ft all brick home with three bedrooms, one bath, built in 1963 on .22 acres with hardwood floors, patio, fenced yard and storage area. It has city water, sewer, central heat & air, concrete driveway and a newer roof & hvac.



**For More Details Visit MikeWalkerAuctions.com**

**GENERAL TERMS:** 5% Buyer's Premium on Real Estate will be added to the final bid price to determine the final contract sales price plus a \$250 administration fee for each property. 10% Buyer's Premium on personal property. A 15% nonrefundable deposit of the Total Contract price and signing of the purchase contract is required immediately at the close of the auction. These properties will be selling Live from the **Wilson County Expo Center** and offered online. Online bidding opens October 29th, 2018 10:00 am and will run until the conclusion of the Live Event November 10th, 2018. **Go to the website for online registration requirements.** Century 21 West Main Realty & Auction LLC is agent for the Seller, not a Buyer's agent. Terms and Conditions announced the day of the auction will take precedence over written material and prior oral statements. All documents and information are being furnished to the bidder for bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. Potential bidders are encouraged to make their own inspections and due diligence prior to the auction. All real estate and personal property is being sold "AS-IS" Where IS. Selling subject to Tenants Rights in Possession, with deposits transferred and rents prorated at closing. Closing on the property will be no later than December 21st, 2018.

**LEAD BASED PAINT AND MOLD DISCLOSURE:** These homes were built prior to 1978 and may contain lead-based paint and or mold. Buyer will sign a lead-based paint and mold disclosure day of sale, and may have house checked prior to sale date. These properties are selling "AS IS".

**REAL ESTATE TERMS: CASH AT CLOSING ON or before December 21st, 2018**  
Financing available through Wilson Bank and Trust Ralph Mallicoat at 615-444-2265 or Contact the lender of your choice prior to the auction. This auction is not contingent on buyer's financing or any other contingency.

**PERSONAL PROPERTY TERMS: CASH, GOOD CHECK DAY OF SALE!** Must have ID to register for a Bid Number!

**CLOSING ATTORNEY:** Mark Lee at Lee & Lee Attorney's 615-444-1312  
**LISTING AGENT:** Dwayne Rogers

**For other terms, documents & photos go to [www.MikeWalkerAuctions.com](http://www.MikeWalkerAuctions.com)**