

NO RESERVE AUCTION

TO SETTLE THE ESTATE OF THE LATE BOB PAGE

Online & On-Site Saturday, Oct. 26th @ 11:07am CST
4200 Broadway Rd., Ellendale/Bartlett, TN 38002



2468± sq.ft Home On 15± Acres • Lake • Horse Barn w/Tack Room

See our website for more photos & information

Online bidding begins Friday, Oct. 25th @11:07am CST!

Online bidding for approved registered bidders only. Register for approval now!

901 - LANDMAN (526-3626)
www.JohnRoebuckAuctions.com
901-763-2825/901-486-0839

JDR Auction Services of FL, LLC (dba) **JOHN
ROEBUCK
AUCTIONS**



Home & 15± Acres

- 2468± sq.ft. House
w/original hardwood floors,
utilities MLGW, septic tank
- Horse Barn w/tack room
stalls & concrete wash area
- Training Area
- Beautiful Lake w/Great Fishing
- Great Development Opportunity

A note from the Auctioneer: Welcome to online bidding!

This Auction is to settle the estate of the late Bob Page. The property has been in the family since the 1950's and has been well taken care of over the years. All this time it has stayed in the family and has never been on the market, of course its due for some updates after all these years. The house also has all the original hardwood floors, so let your imagination go wild on the possibilities.

The 15± acres of land, home, horse barn with training area and beautiful lake makes this property a special find!

We will offer online bidding for your convenience for those who cannot attend the live auction. However, let me encourage you to be present for the Live On-Site auction instead of opting for the online bidding due to the chance of a technical or network coverage issue that may prevent us from receiving your online bid in a timely manner. **The final bid will be announced at the Live Auction!**

All bidders must receive financial approval to bid either online or at the live auction. In order to be pre-approved, you must present a letter from your bank guaranteeing your check to be able to cover the full deposit or you must receive approval from the auctioneer. For registration at the Live Auction, please be sure to bring a letter from your bank guaranteeing your check to be good. If you have any questions I can be reached directly at **901-486-0839** or by email at john@roebuckauctions.com.

When bidding online, you will see the current bid and the next asking bid which means the next bid increment not necessarily the final sales price. As noted the final bid will be announced at the Live Auction!

Please note that the Seller retains the right to accept any Pre-Auction offer which would effectively end the bidding.

God bless and Good luck!



TERMS & CONDITIONS:

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All closings shall take place no later than 45 days after all parties has signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

All announcements made by the Auctioneer at the Live Auction will take precedence over all previously spoken, printed or digital material concerning the auction.

Please note: All images used are for illustrative purposes. These and the dimensions given are illustrative for this property and individual properties may differ.



Get our Mobile App for
iPhone or Android device!

AL #823 • FL #CQ1042959 • GA #166853 KY #RP811 • LA #AB-292 • MS #276F • SC #73182 • TN #5896



Looking to buy or sell land properties?
Call the LANDMAN today and let us
help you with all your land sales!

www.JohnRoebuckAuctions.com
901-LANDMAN (526-3626)

