

ABSOLUTE

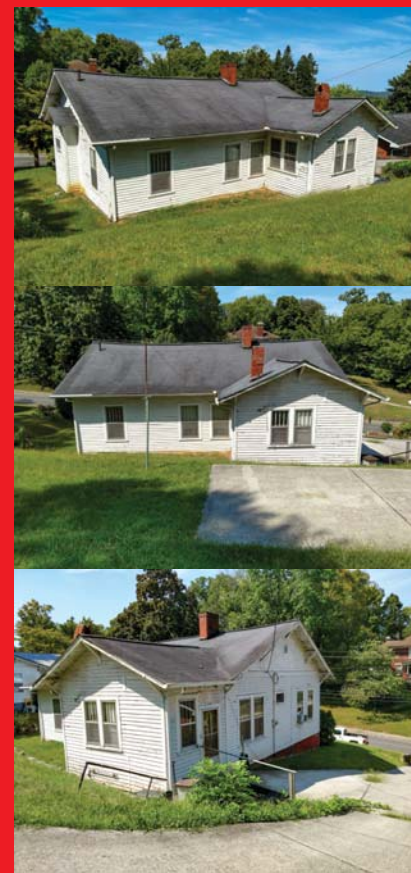
**YOU BID!
YOU SET
THE PRICE!**

Auction

**RAIN
OR
SHINE!**

SATURDAY, OCTOBER 19, 2019 @ 10:30 AM

212 WOODLAWN AVENUE, NEWPORT, TN



We are having an **ABSOLUTE AUCTION** of the Estate of Everett Smith. This Auction will be held onsite. The Auction will include a 2 bedroom 1 bath house, tools, lawn and garden equipment, furniture, quilts, glassware and much much more.

Open House October 18, 2019 from 4-6 PM

862 Hwy 92 S
Dandridge, TN 37725
865-397-4214

Jackson
Real Estate & Auction

Firm #2789

**More Pics & Info at
JacksonJackson.com**

Call Mark Jackson at 865-548-4215 or Rodney Manning at 865-368-1400

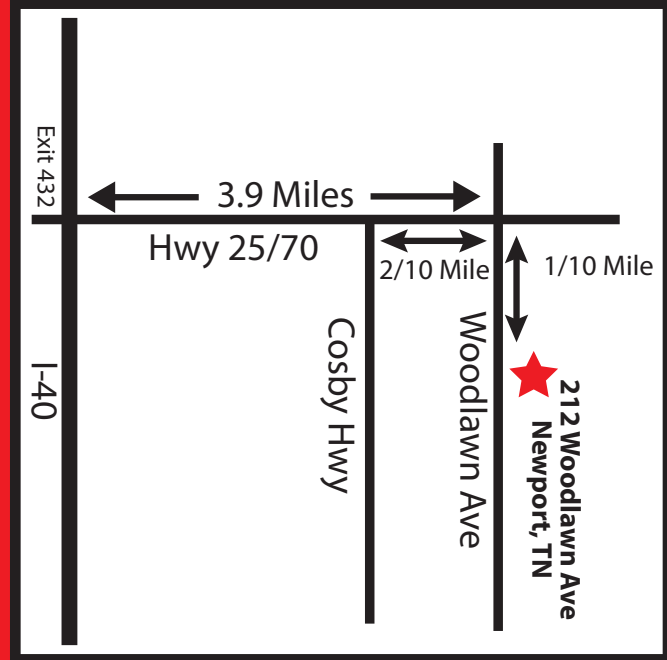
ABSOLUTE

**YOU BID!
YOU SET
THE PRICE!**

Auction

**RAIN
OR
SHINE!**

SATURDAY, OCTOBER 19, 2019 @ 10:30 AM
212 WOODLAWN AVENUE, NEWPORT, TN



DIRECTIONS: From I-40 exit 432 A or B head East on Hwy 25/70 (Hwy 411) towards Newport for 3.9 miles and turn right onto Woodlawn Ave. In 1/10 a mile Auction site will be on the left. See signs.

TERMS OF SALE: Real Estate: Buyers must have a personal check, cashier's check or cash onsite to pay a 10% non-refundable deposit on day of sale. Buyers will be required to sign a contract and promissory note for the amount of their contract. Said note shall become null and void at the closing. All deposit money shall be held in a trust account until closing. **Personal Property:** To be paid for in full day of sale by cash, check or credit card. If you use a credit card you will be charged a 3% convenience fee. All items must be removed day of sale.

CLOSING: Final settlement and closing shall occur on or before 30 days. Closing and transfer of deed will be at Ben Hooper II Law Office.

LEAD BASE PAINT DISCLOSURE: Any house built prior to 1978 has the potential to having lead base paint. Therefore any potential buyer has a 10 day right to inspect. The inspection date hereby begins on May 1st, 2018.

DISCLAIMER: Announcements made day of sale shall take precedence. Property sold in "As-Is" condition. By bidding publicly, the buyer is stating that they have completed their due diligence, the Buyer is waiving any further inspections and is satisfied with all aspects of the property, and has the necessary funds to pay for items won.

10% Buyers Premium added to each successful bid

862 Hwy 92 S
Dandridge, TN 37725
865-397-4214



Firm #2789

**More Pics & Info at
JacksonJackson.com**

Call Mark Jackson at 865-548-4215 or Rodney Manning at 865-368-1400