

**Bluegrass**  
AUCTION ASSOCIATES, INC

**BID IN PERSON OR ONLINE**

**1% BROKER PARTICIPATION  
(10%) BUYERS PREMIUM**



**7914 OLD NASHVILLE HWY  
MCMINNVILLE, TN 37110**

**HOUSE & 3.00 ACRES ±**



**REAL ESTATE**

**AUCTION**

**SATURDAY | APRIL 11<sup>th</sup> | 10 AM**



**BUY AT YOUR PRICE !**

**TERMS OF SALE**

**AuctionZip**  
Your auction community

**BID IN-PERSON OR  
ONLINE WITH HIBID**



HIGHEST BIDDER MUST INVEST TEN (10%) PERCENT DOWN DAY OF SALE AND CLOSE WITHIN (30) DAYS. SELLING AS-IS, WHERE-IS. BUYER AND BUYER'S AGENTS ARE RESPONSIBLE TO CONDUCT ALL INSPECTIONS AND INVESTIGATIONS. TAXES PRO-RATED. ALL STATEMENTS AND/OR ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR ANNOUNCEMENTS.

**Private Sales | Property Management | Auctions | bluegrassrealty.com | (615) 537-1180**

**SATURDAY | APRIL 11<sup>th</sup> | 10 AM**

**2100+ HOME | (3) BEDS | (2) BATHS**

**(3) SUPPORT BUILDINGS | FULL BASEMENT**

**"YOUR NEXT OPPORTUNITY AWAITS IN MCMINNVILLE, TN"**

This spacious **2,100 sq. ft. brick home** offers:

- 1. 3 BEDROOMS | 2 BATHS,**
- 2. 3 SUPPORT SHOP BUILDINGS**
- 3. COVERED BACK DECK**
- 4. 398 FT OF ROAD FRONTAGE**
- 5. LARGE 3 ACRE TRACT**

Located in the highly desired McMinnville community of Warren County, TN! Enjoy the comfort of country living, while having the convenience of close shopping and entertainment to the business district of McMinnville, TN! This purchase has opportunity and potential for any *HOMEOWNER* and *INVESTOR* alike.

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