

REAL ESTATE & FARM EQUIPMENT AUCTION



SATURDAY, AUG. 15th | 9AM

**6931 HERBERT SHANNON RD
SPRINGFIELD, TN**

AuctionZip
Your auction community

BID ONLINE

**SCAN
ME**



*All Brick Home on 5.00 Acres
& farm equipment to be sold*

TERMS OF SALE: 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

AUCTION HIGHLIGHTS

Robertson County Real Estate & Personal Property Auction!

Exceptional opportunity to purchase a beautiful all-brick home on 5.00± acres in the highly desirable White House, Tennessee area.

This spacious home features

- **3 bedrooms, 2 bathrooms,**
- **A full basement, 4-car garage,**
- **20 x 20 detached support building,**
- **274 feet of road frontage**
- **new survey**

Following the real estate, NUMEROUS personal property items will sell, including long rifles, shotguns, handguns, GMC pickup, Buick automobile, John Deere and Ford tractors, John Deere Gators, Land Pride equipment, tools, and much more!

TRACTORS-VEHICLES-JD GATORS - GUNS





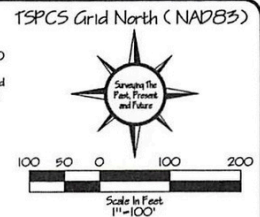
FARM EQUIPMENT - TOOLS - FURNITURE PERSONAL PROPERTY & SO MUCH MORE!



Curve Table					
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing
C1	6°07'29"	1163.00	62.22	124.52	N 55°35'24" E
C2	11°42'54"	697.00	71.47	142.45	N 58°20'57" E
C3	4°17'20"	487.00	18.24	56.46	N 66°20'54" E
C4	49°35'55"	250.00	115.41	216.24	N 11°27'42" W

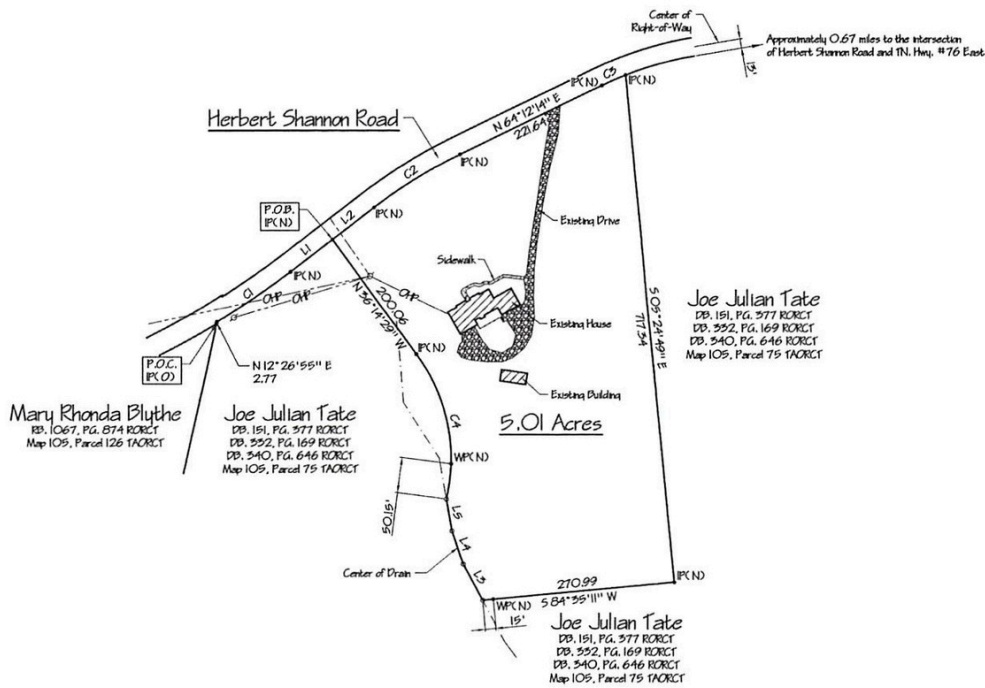
Line Table		
Line	Bearing	Distance
L1	N 52°29'40" E	74.56
L2	N 52°29'40" E	73.68
L3	N 28°00'49" W	57.69
L4	N 18°25'18" W	49.50
L5	N 09°50'55" W	45.25

Bearing Note:
Bearings shown herein are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BR570 Dual Frequency Receiver on May 4, 2020. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station (VRS) Northing: 79050.27, Easting: 1705415.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.



Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown herein is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown herein are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown herein was made in accordance with Chapter 0820-5-07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
P.C. Iron Pin (Old)
P.C.N. Iron Pin (New)
W.P.N. Witness Pin (New)
o Meander Point
o Power Pole
—OP— Overhead Power Line
LI Refer to Line Table Shown
Hereon for Data
CI Refer to Curve Table Shown
Hereon for Data
Cust File No. 260093115
Coord. File No. 2600935CA

CALL BEFORE YOU DIG



I hereby certify that this General Property Survey is a Category II Survey and the Rate of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.



Property Address:
6951 Herbert Shannon Road
Springfield, TN, 37172
Deed Reference:
Deed Book 151, Page 377 RORCT
Map 105, part of Parcel 75 TAORCT

General Property Survey For
Joe Julian Tate Estate
11th Civil District
Robertson County, Tennessee

Revisions				Drawn By	SEA
Number	Date	By	Comment	Checked By	CD

Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN, 37172
email: steve@seartz.com
(615) 952-0483

9/19/26

51.0
Sheet Number



All Brick Home on 5.00 Acres & farm equipment to be sold **BID ONLINE**

AuctionZip
Your auction community



Follow on Facebook
SCAN ME

FOR VIRTUAL FLYER
SCAN ME

SCAN ME



TERMS OF SALE: 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