

AUCTION SALE

SELLING TO THE HIGHEST BIDDER!

Bluegrass
Auction Associates, Inc.

- ✓ GREAT INVESTMENT OPPORTUNITY
- ✓ ATTENTION 1ST. TIME HOME BUYERS
- ✓ THIS SUPER NICE HOME

REGARDLESS
OF WEATHER!

LIVE AUCTION
ON SITE!

THURSDAY **SEPT. 10TH.** @ 6:00 PM

364 BEN ALBERT RD.
COTTONTOWN, TN | SUMNER COUNTY!!!

**SUPER LOCATION
GREAT SCHOOLS
PRIME AREA**



FEATURES

- ✓ 3098 Sq.Ft. Home
- ✓ A Great Open Floor Plan
- ✓ Large Bedrooms
- ✓ 6 Bedrooms & 4 Baths
- ✓ 1.72 +/- Acres / Detached Garage
- ✓ Swimming Pool
- ✓ Public Utilities including Gas / Water
- ✓ All on a Very Attractive Lot
- ✓ Large Covered Back Porch w/ Ceiling Fans

Don't miss this outstanding opportunity to purchase a well maintained home in the very desirable Cottontown area. Excellent floor plan with generous living space, ideal for families, entertaining, or anyone seeking room to grow. Whether you're looking for your next home, an investment property or a place to retire, **this property deserves your attention!**



Convenient location, close to schools, shopping, churches, and local amenities.



Enjoy relaxing by the swimming pool, entertaining family and friends on the covered back porch, or taking advantage of the additional space provided by the detached garage.

OPPORTUNITY TO BUY

does not get any Better than this!!!

Located in the desirable Cottontown Area, this home is on a spacious 1.72 +/- acre lot. Interior offers beautiful hardwoods and carpet, spacious closets for each bedroom, and a bonus room. Exterior features a nice treed landscaped yard.

THIS SUPER NICE HOME FEATURES

6 Bedrooms, 4 Baths, Eat-in Kitchen, Living Room, Large Covered Porch w/ Ceiling Fans, Well Landscaped & Shady Treed Lot, Private Acreage—Great for Entertaining. Detached Garage / Swimming Pool.

DIRECTIONS:

From Nashville, take I-65 N to Exit 108 toward White House. Right onto Raymond Hirsch Pkwy, right onto Tyree Springs, left onto S. Palmers, right onto Ben Albert Rd. Home is on the right.

FOLLOW AUCTION SIGNS.

Sale Rain or Shine

TERMS:

10% down day of sale—
Balance due at closing.
10% BUYERS PREMIUM.
Taxes: Pro-rated.
Possession Date of Deed



SALE CONDUCTED BY
BLUEGRASS AUCTION ASSOCIATES.

TN FIRM LICENSE #5487

615-537-1180

CALL AUCTIONEERS FOR DETAILS:

J.K. GRAVES

(615) 406-8508

SGT. MAJOR GARY PAYNE

(615) 456-9420

REFERRING AGENT WITH
RE/MAX 1ST CHOICE:
ANDY BROWN 615-541-9191



SCAN TO
BID ONLINE —
REGISTER & BID
WITH HiBID



LEARN MORE
& GRAB
A FLYER

364 BEN ALBERT RD.

COTTONTOWN, TN | SUMNER COUNTY

AUCTION SALE



BID IN PERSON OR ONLINE!

- ✓ Live Auction On Site
Thursday, Sept. 10th @ 6:00 PM
- ✓ Sale Rain or Shine!
- ✓ Inspection Available
At Your Convenience

CAN'T MAKE IT TO THE AUCTION?

BID ONLINE WITH



1. CREATE AN
ACCOUNT



2. FIND THE
AUCTION



3. BID WITH
CONFIDENCE

<https://bluegrassauctionassociates.hibid.com/>

IT'S EASY TO BID ONLINE!

- ✓ Visit our HiBid auction site
- ✓ Scan the QR Code or go to the link below
- ✓ Register for free
- ✓ Browse the catalog
- ✓ Place absentee bids or bid live on sale day!

SCAN THE QR CODE OR VISIT:



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ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ALL ADVERTISING.