REAL ESTATE AUCTION

SELLING TO THE HIGHEST BIDDER!

Bluegrass Auction Associates, Inc.



REGARDLESS OF WEATHER!
SELLING TO THE HIGHEST BIDDER!
LIVE AUCTION ON SITE!

SATURDAY DEC. 5TH. @ 10:00 AM

1742 OLD GALLATIN RD.

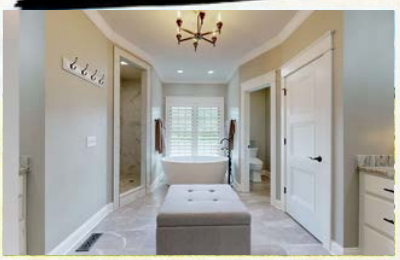
PORTLAND, TN | COUNTRY SETTING

SUPER LOCATION
GREAT SCHOOLS
PRIME AREA









FEATURES

- ☑ 3,593 Sq. Ft. Custom Home
- ☑ Great Open Floor Plan
- ☑ 3 Bedrooms & 3½ Baths
- ☑ 1.89 Acres
- ☑ 900 Sq. Ft. 3-Car Garage
- ☑ 30×40 Concrete Pad
- ☑ Public Water
- ☑ Screened Porch
- ☑ No HOA
- ☑ Gallatin Schools

Only 3 years old! Custom cabinetry, exquisite trim work and soaring ceilings. Gourmet kitchen with granite island, beverage refrigerator, pantry and custom pull-outs. Luxurious primary suite with sitting area, separate closets and vanities, soaking tub and tiled shower.

- Convenient location, close to shopping, churches, and local amenities
- Enjoy relaxing or entertaining family and friends on the screened porch, or taking advantage of the open space and country setting on 1.89 acres.

Three living spaces offer room to entertain. Living room with wood-burning fireplace, den with wet bar, recreation room with full bath and flex room. Screened porch access from living space and primary suite. Country living on 1.89 acres.

THIS CUSTOM HOME FEATURES

3 Bedrooms, 3½ Baths, Gourmet Kitchen, Three Living Spaces, Screened Porch, 900 Sq. Ft. 3-Car Garage, 30×40 Concrete Pad, 1.89 Acres, No HOA, Gallatin Schools.

OPPORTUNITY TO BUY
does not get any Better than this!!!

DIRECTIONS:
Use GPS. I-65 N to Hwy 386 toward Gallatin. Hwy 109 N about 6 miles. Right on South Tunnel Rd. Continue straight at stop sign onto Old Gallatin Rd. Property on left. Follow signs.

TERMS:
10% BUYER'S PREMIUM added to winning bid to determine purchase price. 10% down day of sale. Close within 30 days. Taxes prorated. Possession upon delivery of deed.

SALE CONDUCTED BY
BLUEGRASS AUCTION ASSOCIATES
TN Firm License: #5487
615-537-1180

CALL AUCTIONEER'S FOR DETAILS:
AUCTIONEER: JK GRAVES
(615) 406-8508
AUCTIONEER: SGT. MAJOR GARY PAYNE
(615) 456-9420
REFERRING AGENT: HEIDI TROUTT
EXIT REAL ESTATE SOLUTIONS
(615) 491-5508

BID ONSITE OR ONLINE WITH HiBid | bluegrassauctionassociates.hibid.com

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Bluegrass Auction Associates, Inc.

- ✔ GREAT INVESTMENT OPPORTUNITY
- ✔ ATTENTION 1ST. TIME HOME BUYERS
- ✔ ALL-BRICK CUSTOM HOME



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- GREAT SCHOOLS
- PRIME AREA

1742 OLD GALLATIN RD.

PORTLAND, TN — COUNTRY SETTING





BID IN PERSON OR ONLINE!

- ✔ Live Auction On Site Saturday, Dec. 5th. @ 10:00 AM
- ✔ Sale Rain or Shine!
- ✔ 3,593 Sq. Ft. / 3 Bedrooms / 3½ Baths / 1.89 Acres

CAN'T MAKE IT TO THE AUCTION?

BID ONLINE WITH HiBid

1. CREATE AN ACCOUNT → 2. FIND THE AUCTION → 3. BID WITH CONFIDENCE

IT'S EASY TO BID ONLINE!

- ✔ Visit our www.bluegrassrealty.com/auctions/
- ✔ Review the terms of the auction
- ✔ Create or sign into your account
- ✔ Register and obtain approval as required
- ✔ Bid under the auction schedule and rules

SCAN THE QR CODE OR VISIT:
www.bluegrassrealty.com/auctions/

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