REAL ESTATE AUCTION

ONCE-IN-A-LIFETIME OPPORTUNITY

- CUSTOM CAPE COD HOME
- 6.04-ACRE ESTATE
- POND, BARN & EQUIPMENT BUILDING



REGARDLESS OF WEATHER!

LIVE AUCTION ON SITE!

SATURDAY DEC. 5TH. @ 12:00 PM

176 MEADOWS RD.

PORTLAND, TN | 2026







FEATURES

- 2,019 Sq. Ft. Custom Cape Cod Home
- 3 Large Bedrooms & 3 Full Baths
- Open Floor Plan
- Stainless Appliances
- Granite Counters
- Hardwoods
- Formal Dining and Living Room
- Entry Foyer
- Large Covered Back Porch Overlooking Property and Pond
- 4-Car Attached/Detached Garage
- Public Water
- 6.04 Acres
- Established Pond/Lake

- 36x40 barn with large bay doors, tack room and wash bay; potential horse-stall setup.
- 32x40 equipment building with office and 2 automatic garage doors.

Well-maintained estate in Middle Tennessee.

SCAN ME for a virtual flyer

TERMS: 10% buyer's premium added to determine purchase price. 10% down day of sale; balance due at closing. 30-day closing. Taxes prorated. Possession date of deed.

Bluegrass Auction Associates, Inc.

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

REAL ESTATE AUCTION

CUSTOM CAPE COD HOME ON 6.04 ACRES

Bluegrass Auction Associates, Inc.

- ✓ CUSTOM CAPE COD HOME
- ✓ POND & OUTBUILDINGS
- ✓ COUNTRY ESTATE



REGARDLESS OF WEATHER!

LIVE AUCTION ON SITE!

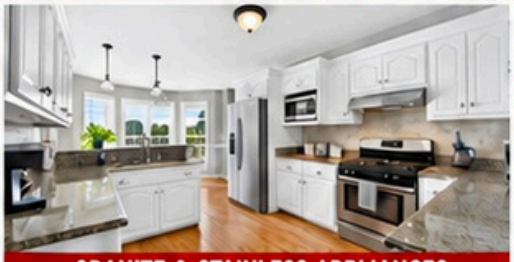
SATURDAY DEC. 5TH 2026 @ 12:00 PM

176 MEADOWS RD.

PORTLAND, TN



2,019 SQ. FT. / 3 BEDROOMS / 3 FULL BATHS



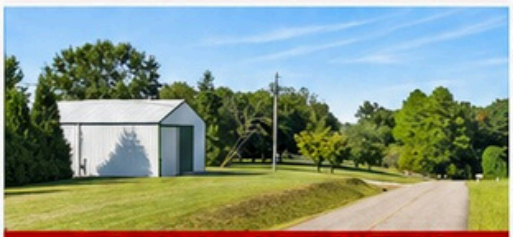
GRANITE & STAINLESS APPLIANCES



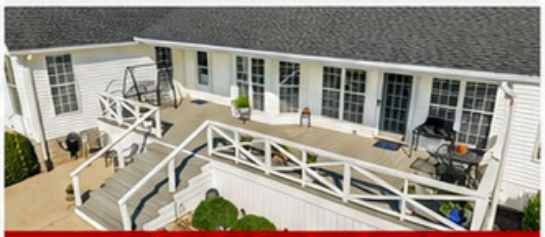
6.04 ACRES WITH ESTABLISHED POND



LARGE KITCHEN & DINING AREA



OUTBUILDINGS & COUNTRY SETTING



LARGE COVERED BACK PORCH

36x40 barn with tack room & wash bay. 32x40 equipment building with office.

BID IN PERSON OR ONLINE!

- ✓ Live onsite Saturday, December 5 at noon.
- ✓ Sale rain or shine.

CAN'T MAKE IT TO THE AUCTION?

BID ONLINE WITH HiBid®

1. VISIT HiBid
2. CREATE OR SIGN INTO AN ACCOUNT
3. SELECT AUCTION & REVIEW TERMS; REGISTER & OBTAIN APPROVAL AS REQUIRED

- ✓ Visit HiBid.
- ✓ Create or sign into an account.
- ✓ Select auction and review terms.
- ✓ Register and obtain approval as required.
- ✓ Bid under auction schedule and rules.

REGISTER & BID: bluegrassauctionassociates.hibid.com

DETAILS & PHOTOS: bluegrassrealty.com/auctions

Bluegrass Auction Associates, Inc.

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



CALL AUCTIONEERS:
JK GRAVES
615-406-8508
SGT. MAJOR GARY PAYNE
615-456-9420

Terms: 10% buyer's premium added to determine purchase price. 10% down day of sale; balance due at closing. 30-day closing. Taxes prorated. Possession date of deed.