

AUCTION

**150.64 ACRES - HOME
THREE TRACTS
NEW SURVEY
MARKETABLE TIMBER**

THURSDAY, AUGUST 10, 5:30 PM

270-791-5021

800-264-1204

kurtzauction.com

**Summary of
Forest Inventory & Appraisal**

by Keaig Moore, ACF
Land and Timber Realty, LLC

Estimated Total Volume - 493,000 Board Feet
Doyle Rule Form Class 78

Major Species with Estimated Total Board Feet:

White Oak	130,000
Hickory	116,000
Misc. Red Oak	100,000
Yellow Poplar	65,000
Virgin Pine	16,000
Post Oak	16,000
Red Cedar	14,000
Hard Maple	9,000
Ash	9,000
Scarlet Oak	6,000
Black Cherry	4,000
Soft Maple	3,000
Black Gum	1,000
Beech	1,000
Miscellaneous	3,000
Total All	493,000 BF

Average BF per tree: 110

Estimated Total Value as of June, 2017: \$143,250 + 5%
on 122 marketable wooded acres

US POSTAGE
INDICIA
PERMIT #563



Terms of Sale: 10% down at the auction, balance due on or before September 10, 2017. Property taxes will be prorated at closing. Possession with deed. The real estate is selling "AS-IS, WHERE -IS" subject to all easements and restrictions recorded or unrecorded.
TN Firm License: #4555 and #257325.
TN Auction License #4340 for David A. Chelf
TN Real Estate License #261737 for David A. Chelf

*For more information contact
David A. Chelf, Auctioneer. For more
photos go to kurtzauction.com.*

AUCTION
150.64 Acres Selling in 3 Tracts
Beautiful Home in Secluded Setting
New Survey - Marketable Timber

Thursday, August 10, 5:30 PM



**Spacious Home on Tract #2
Built New in 1992**

**Three- Bedroom, Two-Bath Log Home with
Basement Garage and Wrap-around Decks,
Plus 24' x 40' Barn on Tract #2.**

Since I have moved out of state I have authorized Kurtz Auction & Realty Co. to sell the following.
Seller: Jennifer S. Shockley

Location: 1975 Rock Springs Road, Charlotte (Dickson County), Tennessee 37036. Convenient location with easy access to I-40, Nashville and Franklin, Tennessee.

Directions: From I-40 west of Nashville at Exit 172, take TN 46 north in Dickson then TN 48 north through Charlotte 4.5 miles, then northeast on Stayton Road (HWY 967) 4.8 miles, then two miles east on Rock Springs Road to the property. Watch for signs.

Also 17 miles west of Ashland City and 19.5 miles south of Clarksville, TN.

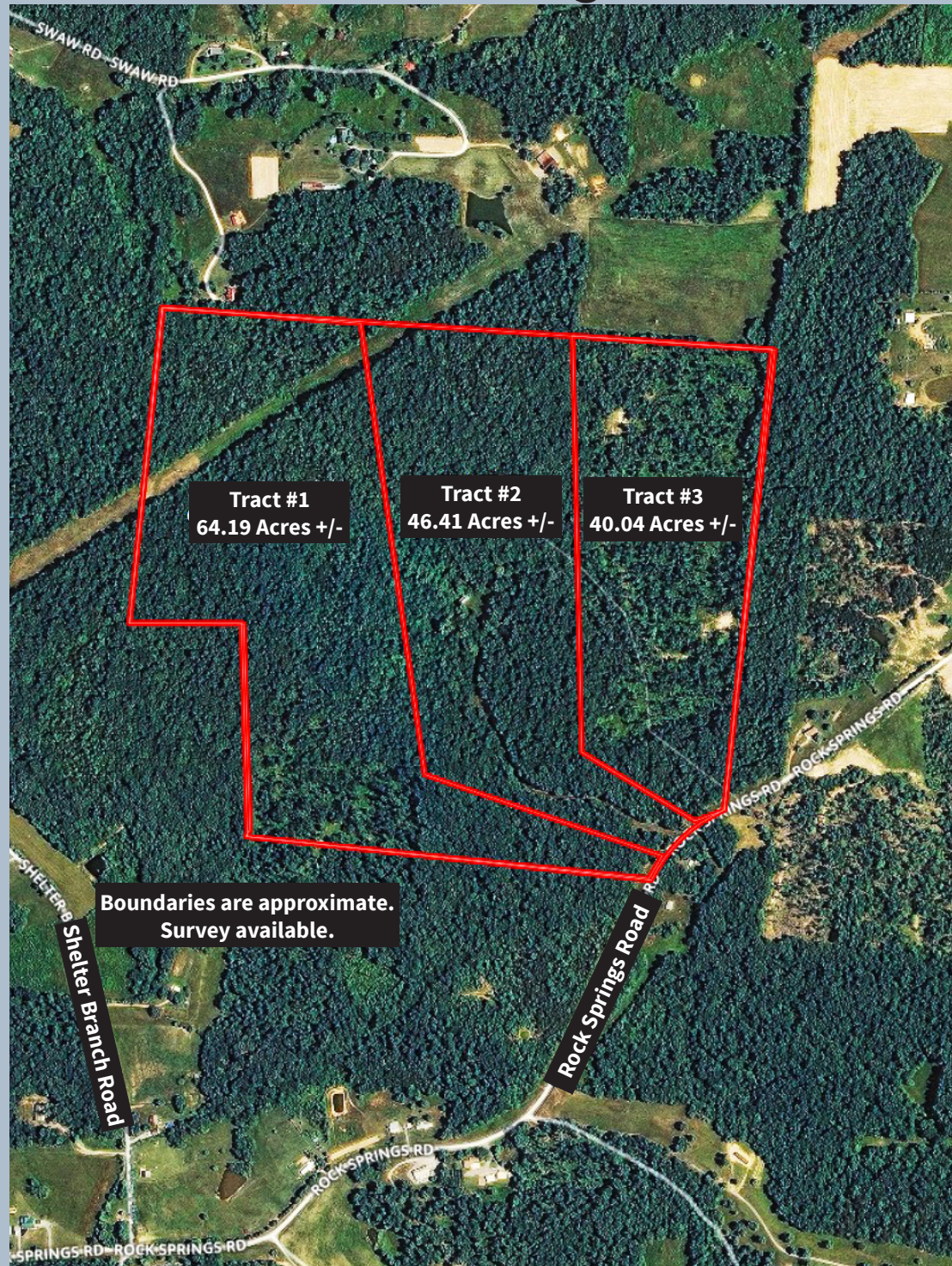
See inside for tract and home details and the back for terms and conditions. ➡

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150.64 Acres Selling in 3 Tracts
Attractive Home in Secluded Setting
New Survey – Marketable Timber



Open Houses:
 Thurs. July 20
 Thurs. July 27
 4 PM until 6 PM

Home and Improvements on Tract # 2

Home on Tract #2:

Main Level:

- Over 2,500+/- sq. ft. of living spaces on two levels
- Over 1300+/- sq. ft. of exterior decks, on two levels overlooking the property
- Spacious great room with 17' vaulted ceiling highlighted by a native stone fireplace with raised hearth, French doors leading out to the wrap-around decks and 14'x12' sun-room, natural finishes including tongue and groove pine, exposed beams and timbers, oak hardwood floors and rustic deer antler chandeliers.
- Kitchen area has oak cabinets, flat cook-top range, dish washer, microwave, refrigerator and access to lower level
- 15.6' x 13' carpeted bedroom has two double closets and access to full bath.
- 13.6' x 11.10' carpeted bedroom has double closet and French doors leading to a covered deck and hot-tub.
- Full central bath has tile floors and shower/tub.
- Utility room has access to exterior deck.

Upper Level:

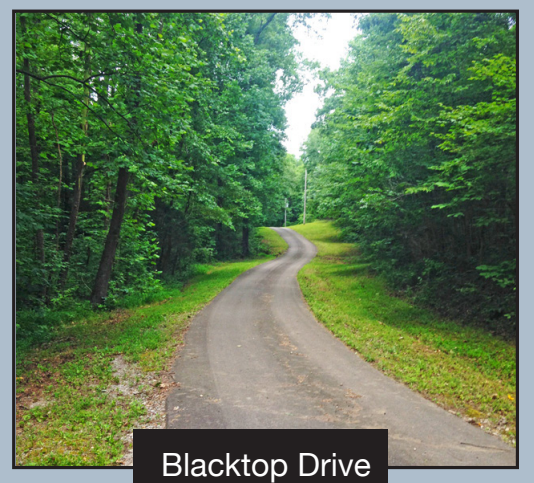
- Open sitting area with hardwood floors overlooks the fireplace and great room below and has access to a covered upper level deck.
- Master suite has hardwood floors, master bath, large walk-in closet and French doors opening to the covered upper level deck.

Lower Level:

- 28' x 29' garage has an overhead door with automatic opener

Other Features:

- Central heat and air and Culligan water softener system
- Home provides privacy and seclusion at the end of a long paved private drive and is surrounded by trees
- Tobacco barn with lean-to shed has electricity, lights and small loft for storage



More photos at kurtzauction.com or contact David Chelf, Auctioneer for more information.

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