

# AUCTION

## Friday, November 10 10:30 AM

Location: 949 HWY 52W (2.8 miles from I-65 Exit 117 on HWY 52) Portland, Tennessee. From the intersection of HWY 109 and HWY 52 in Portland go west 2.25 miles on HWY 52 W to the property. Watch for signs.

### Commercial Building on 3.13 Acres with 624+/- Ft of Highway Frontage



#### Property Features:

- 3.13 acres zoned general commercial services
- Adjacent to the city limits of Portland
- Great business location with new developments near by
- 624 +/- ft. of road frontage on HWY 52W
- Traffic count averages 9,912 +/- per day
- 730 +/- ft. of road frontage on Clubbs Rd.
- Large gravel parking Lot
- Boundary fencing
- Public water, septic system

#### Building Features:

- 2,280 total sq. ft. commercial steel-fabricated building on concrete floor
- Office/Retail area with 1,020 sq. ft. of finished space including: lobby, office and open space with kitchen complete with oak cabinets, center island with range, ceiling fan and refrigerator, two restrooms and ceramic tile floors throughout
- Central heat and air
- Shop area 30 ft. x 26 ft. with 10 ft. overhead door and a 14 ft. overhead door with automatic openers, stairway with access to the second floor 24 ft. x 29 ft. unfinished space with sub-floor and electric.
- An open bay, 30 ft. x 16 ft. enclosed on three sides with 8 ft. poured concrete walls.



### Loader - Custom-Built Monster Truck with Dodge Body Landscape Mulch, Rocks and Decorative Gravel Office Equipment and Furniture

- Takeuchi TW-65 wheel loader (1,127.4 hours) s/n 2041110E111550, 68hp, EROPS w/ left and right doors, Quick hitch buckets. 1- 1.05 yard bucket, 1- 1/2 yard bucket and 1 set of forks
- Custom -built Monster Truck with Dodge body, 383 Chevy engine, approximately 800 hp. used as a ride truck.
- Fairbanks 2200, 10,000 lb. scales
- 2 - Sharp cash registers
- Office chairs & desk
- Miscellaneous office equipment



For more information contact David Chelf, (270-791-5021) Auctioneer, TN Auction Lic. #4340 and TN RE Lic. # 261737 or Terry Garmon, (270-392-1170) TN RE Broker Lic # 337768 and TN Auct. Lic # 6722.  
Firm License Numbers: #4555 and #257325

#### Landscaping:

- Landscape fabric,
- Various types of mulch
- Landscape rocks and flag stones on pallets
- Decorative gravel

**TERMS & CONDITIONS** Real Estate: 10% non-refundable down payment at the auction; balance due within 30 days. 2017 taxes paid by the seller. Possession with deed. 10% Buyer's Premium will apply. The real estate is selling "AS-IS, WHERE-IS" and subject to all easements and restrictions, recorded or unrecorded. Buyer will be required to sign a waiver of any post-sale inspection rights sale day. Real estate selling subject to an existing deed description. Personal Property: Complete settlement at the auction. Payment by cash, check, Mastercard or Visa. Applicable sales tax will apply, tax exempt buyers must provide a resale certificate sale day to claim exemption. A 10% Buyers Premium will apply on the personal property.

Removal: Personnel and loader on site for loading two days after the auction.

Owner: Jack White



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Announcements made day of sale take precedence over printed material.

2017