

# ABSOLUTE AUCTION

**SATURDAY**

**JUNE 26, 10:00 AM**

**Location: 170 Statesville Main Street, Watertown, 37184**

## 3 Bedrooms 1 Full Bath Home - Nice Lot

**This is a great fixer-upper or a very nice lot for building a new home.**



- 3 Bedrooms - 1 Full Bath Home
- Nice Building Lot
- 1,944 Square Feet
- 15'x15' Master Bedroom
- 15'x15' Bedroom

- 15'x15' Bedroom
- 10'x11' Kitchen
- 15'x15' Living Room
- 10'x10' Utility Room
- 6'x11' Full Bathroom



**For a private showing prior to sale date contact listing agent: John Blackwell (615) 289-9750**

**DIRECTIONS:** From Nashville take I-40 East to exit 239A (Watertown). Go 10.4 miles and turn Right on Statesville Rd. Then 5.7 miles to Right at bridge then immediately Left on Statesville Main Street. 1/10 of a mile to home on Right.

**SALE DATE TERMS:** \$2,500 non-refundable deposit with signed contract. Balance due upon delivery of deed.

**TITLE:** Seller to furnish Warranty Deed, Title Opinion Letter, Possession given with delivery of deed and 2010 taxes prorated.

**NON-QUALIFYING AUCTION BANKS TERMS:** 25% down payment, initial interest rate Prime + 2%, with 7 1/4% floor, amortized over 10 years with interest payment quarterly, principle payments annually. These are non-qualifying bank terms subject to the following: No bankruptcy and the note will be secured by a first mortgage deed of trust on the property: terms are available to individuals and trustees with a trust agreement satisfactory to the Bank. There will be a \$500.00 origination fee. No prepayment penalty. Loan may be subject to appraisal. Any questions, contact John Bradshaw at First Freedom Bank, 615-444-1280.

**LISTING AGENT:** John Blackwell (615) 289-9750 with Cumberland Real Estate & Auction.



**For more information contact listing agent: John Blackwell (615) 289-9750**

Sale day announcements take precedence over any advertisement. Information believed to be accurate but not guaranteed.

**(615)**

**443-7653**

**Jeff Hallums**  
(615) 478-7853  
Auctioneer #3936

**Matthew Whitaker**  
(615) 948-1900  
Auctioneer #6164

**207 Legends Drive • Lebanon, TN • 37087**



[www.cumberlandrealestate.com](http://www.cumberlandrealestate.com)



207 Legends Drive  
Lebanon, TN 37087

# AUCTION DETAILS INSIDE!

PRESORTED  
STANDARD  
U.S. Postage  
PAID  
37087  
PERMIT NO. 52

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