

1245 BEECH GROVE ROAD • LAFAYETTE, TN

ESTATE AUCTION

3 BEDROOM / 1 BATH BASEMENT HOUSE

24X30 METAL SHOP BUILDING • 42X48 BARN

6.78 ACRES • OPEN GRASSLAND AND WOODLAND

“NICE MINI-FARM WITH A PEACEFUL COUNTRY ATMOSPHERE”

HAGAN ESTATE PROPERTY

SAT., OCT. 17th
10:00 A.M.

LOCATION: 1245 BEECH GROVE ROAD
LAFAYETTE, TN 37083

DIRECTIONS FROM LAFAYETTE: Travel Hwy. 261 (Galen Road) left onto Beech Grove Road to property and sale site on the left (signs posted).

REAL ESTATE: 6.78 acres of nice farmland offering a level to gently rolling terrain with a good combination of pastureland and woodland. This property fronts Beech Grove Road approx. 640 feet plus it is improved with a 3 bedroom/1 bath basement style house (built 1970, approx. 1232 sq. ft.) that offers an attached garage plus a living room, kitchen/dining room and utility area. The home is equipped with well water. Other improvements include a 24x30 metal shop building and a 42x48 metal barn.

This acreage and improvements perfectly positioned along Beech Grove Road offering the peace and quiet of “Country Living” @ its best!

TERMS: 10% (non-refundable) deposit down day of sale and balance w/the deed.

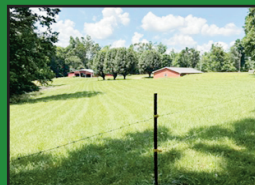
SELLER: Januarie Alred, Jami Davenport and Joshua Hagan.

BUYERS PREMIUM: 7% Buyers Premium added.

AUCTION AGENT: Ben Bray 615-633-7723.

REFERRING AGENT:

Annette Morgan 615-633-6298.



LEAD BASE PAINT DISCLOSURE: The home was constructed before 1978. Any bidder will be permitted during the 10 days prior to the sale to conduct a lead based paint test. Buyer will be required to sign a waiver the day of sale.

Information in this ad is believed to be correct but not warranted. Any announcement made day of sale takes precedence over all other advertising.

**Better
Homes**
and Gardens.

REAL ESTATE

**BEN BRAY &
ASSOCIATES**

PRIVATE SALES AND AUCTIONS

672 Hwy. 52 By-Pass W. • Lafayette, TN 37083 • (615) 666-2232

125 E. Prince St., Suite 102 • Gallatin, TN 37066 • (615) 899-6089

BEN BRAY, AUCTIONEER - Lic. #4817, Broker Lic. #262922

Auction Firm Lic. #194 • Real Estate Lic. #250140

Ky. Lic. #7189 • Ky. Real Estate Lic. #24023

www.benbrayrealestate.com

AGENTS:

Joe Barber	615-888-7099	Nick Hill	615-388-1186
Tim Johns	615-655-2761	Jennifer Sullivan	615-476-2062
Penny Kirby	615-388-0441	Kyle Woodard	615-388-7715
David Painter	615-888-6786	Jennifer West	615-830-4956
Stacey Brawner	615-388-5595	A.J. Holiday	615-578-0465
Necia Borders	615-633-8906	Danya Cox	615-655-4196
Devon Bray	615-476-9232	Stephanie Gray	615-651-9471
Nicole Miller	937-750-2161	Devin Shrum	615-670-3522
Katie Jones	270-618-1617	Blaine Higgins	615-561-8567
Katie Blankenship	615-388-3224	Greg Russell	615-655-4368
Annette Morgan	615-633-6298	Trevor Swindle	615-670-4724
Cameron Roberts	615-388-5576	Bryce Nichols	615-670-8525
Jared Sullivan	615-670-7097	Jerry Henderson	615-388-6279
Kelsey Goolsby	270-427-9555	Kailyn Thompson	615-670-2854
Landon Colter	615-633-5378		