



# FIXER UPPER HOME & LARGE LOT

**ONLINE  
AUCTION**

*Online Only Auction*

**Bid  
Now**

**BIDDING ENDS  
FRI. SEP. 17, 3PM**

Fixer upper home on a large 1.0+/- acre lot. This nearly 1,200 sq/ft single family home is just out of the city limits of Cookeville, TN. Don't miss this fantastic investment opportunity.

**CLINT CONNER  
BROKER/AUCTIONEER  
(931) 644-7149**

**CROSSROADSAUCTIONGROUP.COM**

Terms: All property in this auction sells "As is, Where is". Buyers to place a 15% deposit with balance due on/before 45 days. 10% buyers premium. 2021 taxes will be prorated. Home built prior to 1978 may contain lead based paint. Purchaser to sign 10 day waiver of inspection. All bidding takes place online.



**4111 Claude Loftis Road  
Cookeville, TN**

**OPEN HOUSE  
SUN. SEP. 12, 2-4PM**



**CROSS ROADS  
AUCTION GROUP**

[WWW.CROSSROADSAUCTIONGROUP.COM](http://WWW.CROSSROADSAUCTIONGROUP.COM)

LIVINGSTON  
516 West Main St.  
931.823.7717

Firm License #6214 & 6217

COOKEVILLE  
208 S. Jefferson Ave.  
931.520.7733

Note: Information believed to be accurate but not guaranteed. Assumptions made at auction take precedence over any previously announced or printed matters.