

RAIN  
OR  
SHINE

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SHINE



**Rickman**



**LOCATION: 3712 Rickman Rd.**  
From Hwy. 111 @ Hwy. 293E, go  
East on Hwy. 293, Left on  
Rickman Rd. (@Union Bank). See  
Auction signs.

# ABSOLUTE AUCTION

**SATURDAY**

**SEPTEMBER 19**

**1:00 PM**



**HOME & 2.12 AC +/- IN 2 TRACTS**



**Afternoon Sale!!!**

**TRACT 1: HOME & 0.98 AC +/-**

This home features two bedrooms, bath, living room, dining room, kitchen, walk-in basement w/shower & utility area. Bedrooms, dining room & living room have hardwood floors.

- ◆ Beautiful oak molding throughout
- ◆ 2- Level detached garage
- ◆ Paved drives to front & rear of home
- ◆ Mature trees & excellent landscaping
- ◆ CH&A (nat. gas heat). Flue in basement for alternative heat.

**TRACT 2: 1.14 AC +/-**

- ◆ Ready for your dream home or multi-family
- ◆ Level and ready to build on
- ◆ Frontage on two streets



Tract 2

**Auctioneers Note: Location! Location! Location!** Conveniently located between Cookeville & Livingston! Check it out before the sale and come ready to buy at ABSOLUTE AUCTION where you set the price!!! For early viewing call Sam Tays 931-260-8352 or Justin Tays 931-261-3426.

Terms: R.E: 20% down day of sale, balance @ closing within 30 days.

Announcements made day of sale take precedence over previously printed matter. Information believed to be correct but not guaranteed.

**Plat on Back**

www.taysauctions.com

1546 E SPRING ST STE B  
COOKEVILLE TN 38506  
(931) 526-2307

**TAYS**   
**REALTY & AUCTION LLC**

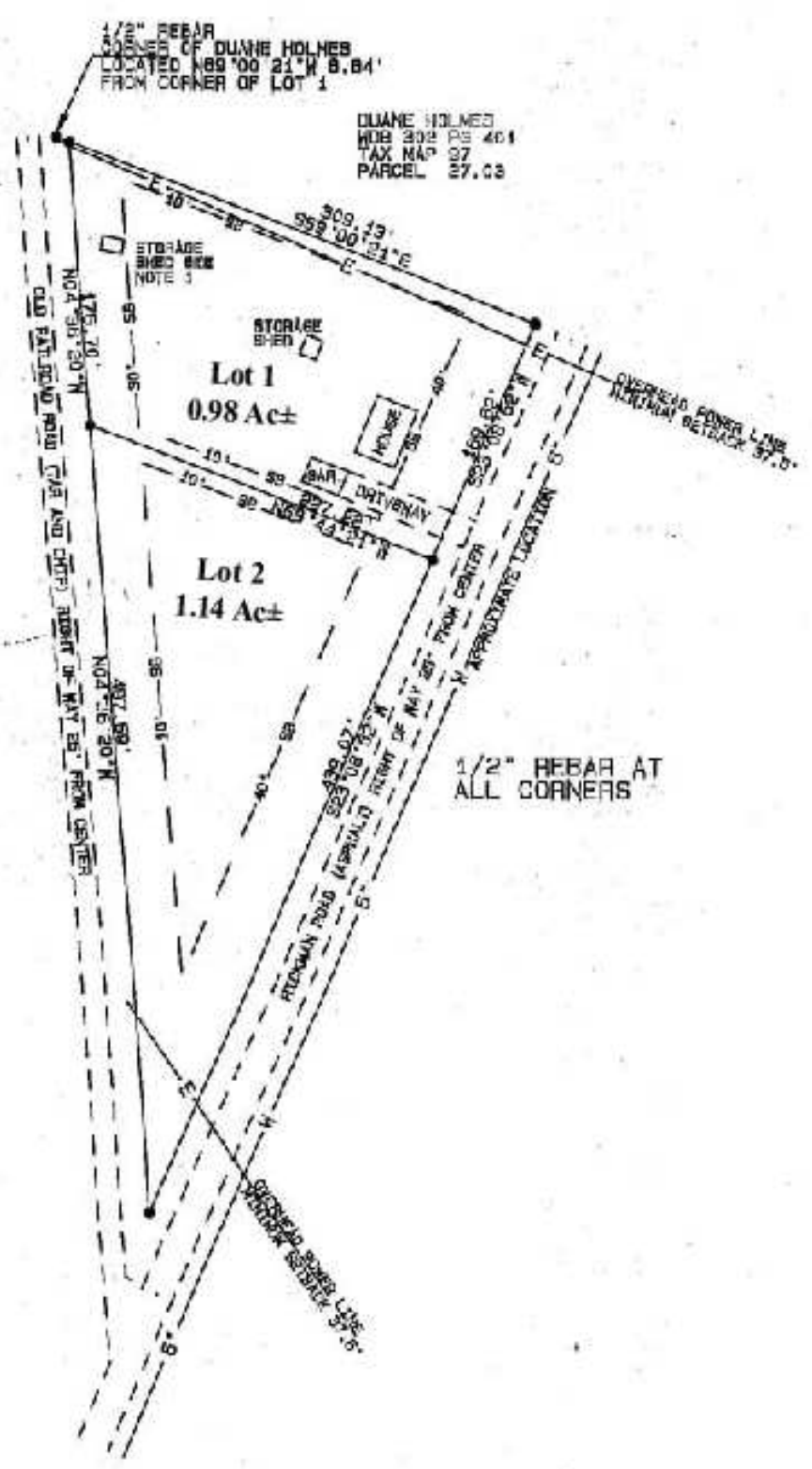
**"AUCTIONS MEAN ACTION"**

**TITAA**



**REACTOR** MULTIPLE LISTING SYSTEM  
**MLS**

Firm LIC. #2056  
Auct. LIC. #1013



LOT 1 0.98 ACRES (42,616 SQ. FT.)

LOT 2 1.14 ACRES (49,857 SQ. FT.)

**SETBACKS**

- 40' RICKMAN HIGHWAY RIGHT OF WAY
- 30' OLD RAILROAD ROAD RIGHT OF WAY
- 10' SIDE