

112+/- Acres

Offered in 3 Tracts

Auburntown Rd

AUBURNTOWN, TN

Cannon County

"The Estate of Joan Gentry"

ESTATE AUCTION

HELD ON LOCATION

SATURDAY

JUNE

1st

@ 12:00 NOON



Scan QR Code to See More!



Tract 1: 19.1+/- Acres -- Soil Site, Barn, Creek

Tract 2: 75.5+/- Acres -- Soil Site, Creek

Tract 3: 17.4+/- Acres -- Creek



All tracts have serene creek frontage, majestic hillside views, timber and some pasture with utility water at the road.

Whether you're envisioning a peaceful residence, a recreational cabin, or an escape from the daily grind, these larger acreage tracts offer endless possibilities!

This is your opportunity to secure your "Slice of Tranquility" in beautiful Auburntown

See Video and More @ ComasMontgomery.com

PREVIEW: Feel free to walk the property

AUCTIONEER: Charlie Montgomery - Lic. 4916 • (615) 308-4487 / (615) 895-0078

Directions: From Murfreesboro take Hwy 96E towards Smithville. Take right on W Main St. towards Auburntown, turn right on Hwy 145 (Auburntown Road). Property is a couple of miles on the left.

Real Estate Terms: Selling On Location. 10% Buyers Premium added to the final bid price to determine final selling price. 10% down day of sale and balance due at closing. Must close on the property within 30 days after the auction or as it is stated on the contract for sale of real estate. Property information believed to be accurate but not guaranteed. Buyer should independently verify all information prior to bidding. Announcements made day of sale take precedence over any previous advertising. Any items remaining on the property at closing shall be the buyer's responsibility to remove.



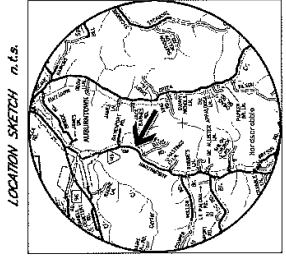
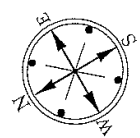
615-895-0078 • 800-825-5523
COMASMONTGOMERY.COM

817 S. CHURCH ST., SUITE A., MURFREESBORO, TN 37130



BOUNDARY SURVEY FOR **JUNIOR R. GENTRY** AND WIFE **JOAN GENTRY** LOCATED IN THE 17TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE

SCALE : 1" = 150'
 DATE : FEBRUARY 12, 2024
 SIZE : - AC.+-
 DEED : D. B. 160, PG. 327, R.O.C.C.T.
 MAP : MAP 13, PAR. 2.00, T.A.O.C.C.T.



TERRY THOMAS
 RECORD 10% 221, PGS. 174

JONES & JONES
 RECORD 10% 221, PGS. 174

TERRY THOMAS
 RECORD 10% 221, PGS. 174

CHARLES N. RITCHEY
 RECORD 10% 221, PGS. 174

JIMMY STANTON KING
 RECORD 10% 221, PGS. 174

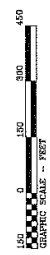
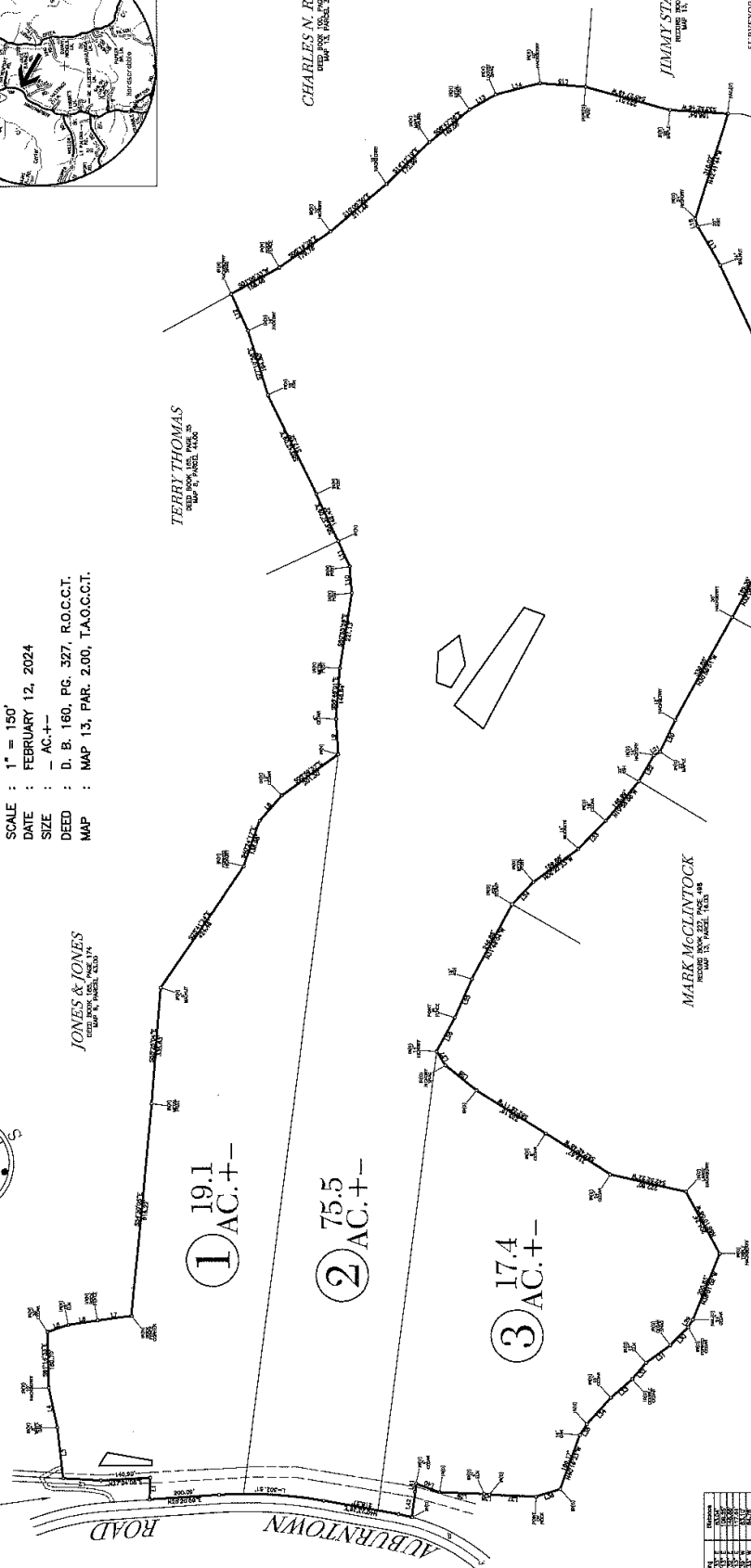
DOUGLASH GANTHER
 RECORD 10% 221, PGS. 174

DR. LYNN KREIDER
 RECORD 10% 221, PGS. 174

JIMMIE DUSTIN LEWIS
 RECORD 10% 221, PGS. 174

MARLOWE & LOVELL
 RECORD 10% 221, PGS. 174

MARK MCCLINTOCK
 RECORD 10% 221, PGS. 174



• **REVIEW COPY** •

CARLAN SURVEYING
 1000 E. MAIN ST.
 CANNON, TN 37024
 615-888-1111

DATE	DESCRIPTION	BY	CHKD.
2024-02-12	Surveyed	JRG	
2024-02-12	Plotted	JRG	
2024-02-12	Reviewed	JRG	
2024-02-12	Final	JRG	