

Custom 4 BR, 3 BA Home with Stunning Views of the Harpeth River on 8+/- Acres



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**1597 Leatherwood Rd
WHITE BLUFF, TN
"The Estate of Karole Manley"**

AUCTION
BID LIVE or ONLINE
THURSDAY
AUG.
22nd
@ 7:00 PM

- Great room with vaulted ceilings, wood stove, stone chimney
- Formal dining area
- Hardwood floors throughout
- Breakfast nook and screened-in porch off of kitchen
- Master bedroom with large picture window, walk-in closet, large in-suite bath
- Bedroom #4 can optionally be used as an office off the master bedroom
- Mud room with washer and dryer, sink, counter & cabinet space
- Four total garage spaces: main-level 2-car garage and basement 2-car garage
- Unfinished basement-level in-law suite with separate entrance
- Gas-powered Kohler backup generator by and 500-gallon propane tank (rented from Greater Dickson Gas Authority @ \$96+tax annually)
- Two HVAC units manufactured in 7/2018 and 7/2019



Personal Property Online Auction

**Cub Cadet Mower, Lawn and Garden
Tools, Antiques, Furniture, Quilting
Supplies and More**

**BID NOW ONLINE ONLY Until
Sunday, Aug. 18th @ 8:00 PM**



See More @ ComasMontgomery.com

PREVIEW Personal Property & Real Estate: Sunday, Aug. 18th from 1-2 PM

Referring Agent: Tiffany Miller - Lake Real Estate

AUCTIONEER: Ross Pepper - Lic. 7147 • (615) 648-7706 / (615) 895-0078

Directions: From Nashville take I-40 W towards Memphis, take Exit 192 toward Pegram. Right onto McCrory Lane for 1.2 miles. Left onto US 70W for 5.4 miles then right onto Cedar Hill Road for 3.4 miles. Left onto Leatherwood Road for 2.6 miles. Property on the left. Follow the Auction Signs.

Real Estate Terms: On Location Terms: 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. **Personal Property Terms:** Selling Online Only. Please Review All Online Terms Prior To Bidding. 10% Buyers Premium added to the final bid price to determine final selling price. A 3% credit card convenience fee will be added to all credit card purchases. Buyers will have until 3pm CST of the day following the end of the auction to respond with their preferred payment method (i.e. credit card, cash, check). If you do not respond with payment method by 3pm, your credit card on file will be charged. Make arrangements to pick-up your items. See our website for full online terms and pick-up information. Selling for the Estate of Karole Manley.



COMAS MONTGOMERY
REALTY & AUCTION CO., INC.

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

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



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WHITE BLUFF, TN**

Harpeth River

Leatherwood Rd

**Aerial Lines Are For
General Illustrations Only
(NOT A SURVEY)**

