

# PUBLIC AUCTION

**SATURDAY \* APRIL 13, 2013 \* 10:00 A.M.**

**LAKE HOUSE & LOTS**

**164 ARRINGTON LANE, WAVERLY, TN**

**(SADIE BONE SUBDIVISION, CUBA LANDING, TN)**

**Directions:** From I-40, Cuba Landing Exit 137, go ¼ mile North off exit. Turn left on Cuba Landing Road & go 2 miles. Bear right at Cuba Landing Marina & go 3 miles. Turn left on Taylor Lane & go 100 feet. Turn left on Arrington Lane & go 500 feet to sale on left. See auction signs & arrows.



## REAL ESTATE

The Real Estate consists of a two story wood siding lake cottage home with a wrap around porch on three sides with a 3 year old red metal roof. The home has 729sq.ft. with kitchen, dining room, den, one bedroom & bathroom on the first floor. The 2nd story has approx. 312sq.ft. with two bedrooms. The home is heated with a natural gas furnace and has a window air conditioner. The home sits beautifully on a restricted lot with nice shade trees and a detached one car garage with a large storage/wash room. A 2nd lot is included with the sale and has a large garden spot and a private well that services the house.

This property is located in the Sadie Bone Subdivision, which has a boat ramp for property owners to Kentucky Lake. This property is in an excellent location being only 3 miles from Cuba Landing Marina & just 5 miles from I-40, Exit 137 (Approx. 1 hour drive to Nashville).

**Terms:** 10% down day of sale. Balance within 30 days. Any persons not personally known by auction company must provide a bank letter of credit. This sale is being held for Mrs. Irene Bishop, who is planning to move to an assisted living facility and has no further use for this property. For more details or an appointment to preview the property, contact **Will O. Sanders**, Auctioneer at (931)-296-2766 or toll free (877)-496-2766. For photos, see our website at:

[www.bcollier-realtyauction.com](http://www.bcollier-realtyauction.com)

## **BILL COLLIER REALTY & AUCTION COMPANY**

**Will O. Sanders**  
President

Auctioneer, Realtor

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MULTIPLE LISTING SERVICE

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REALTOR

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Auctioneer