

# HUGE LAND AUCTION

828 ACRES IN 8 TRACTS IN HICKMAN COUNTY, TN

**SATURDAY • DEC. 1<sup>ST</sup> • 2012 • 10<sup>AM</sup>**

LOCATION: OLD RICHMOND ROAD & BEASLEY HOLLOW ROAD

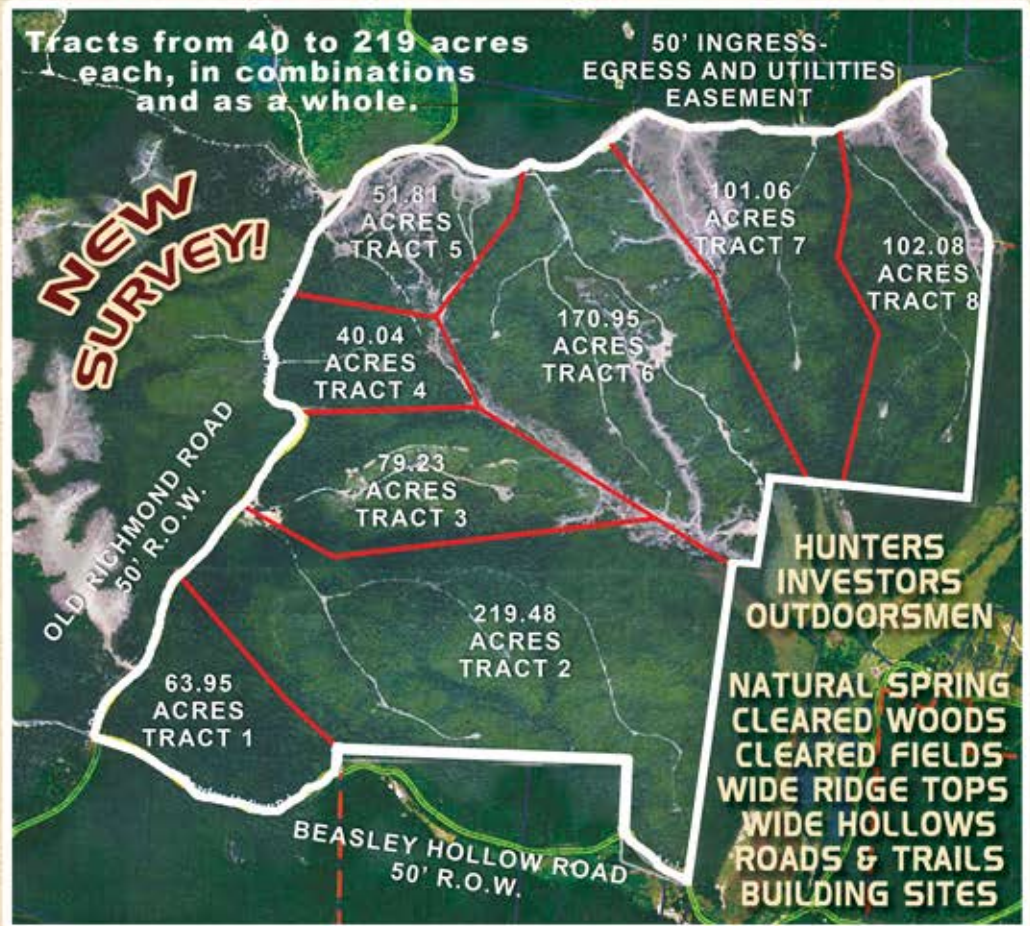
↪ AUCTION HELD ON LOCATION / SELLING IN TRACTS OR WHOLE

**DON'T MISS THE OPPORTUNITY OF A LIFETIME!**

Own some of Hickman County's finest hunting land. This property is in a rural area surrounded by thousands of acres of woodlands and farms.

VERY CONVENIENTLY LOCATED 5 MINUTES FROM INTERSTATE I-40 AND LESS THAN A 1 HOUR DRIVE FROM NASHVILLE.

Hickman County is one of the best areas in Tennessee for whitetail deer and turkey hunting!



**NO BUYER'S WILL O. SANDERS, AUCTIONEER**  
**PREMIUM** (931) 296-2766 OR TOLL FREE (877) 496-2766

DIRECTIONS TO LAND & AUCTION LOCATION INSIDE



**BILL COLLIER**  
Realty and Auction  
Company

198 South Clydeton Rd. Waverly, TN 37185  
Office: (931) 296-2766 / Toll Free: (877) 496-2766  
Fax: (931) 296-4510

TN. Auction Firm #133

**BCOLLIER-REALTYAUCTION.COM**

# SELLING IN 8 TRACTS OR AS A WHOLE

**BCOLLIER-REALTYAUCTION.COM**



**BEAUTIFUL  
BUILDING SITES  
NATURAL SPRING  
CUT TIMBERLAND  
CLEARED WOODS  
CLEARED FIELDS  
WIDE RIDGE TOPS  
WIDE HOLLOW  
MILES OF  
INTERIOR ROADS  
& TRAILS**



This property has the perfect balance of select cut woods land, clear cut land, cleared fields, planted pine with long, wide ridge tops & hollows, interior roads and trails to be one of Tennessee's finest hunting properties!



**THIS IS  
YOUR  
CHANCE  
TO PURCHASE  
YOUR OWN  
PRIVATE  
HUNTING  
PROPERTY IN  
BEAUTIFUL  
MIDDLE  
TENNESSEE!**



**TERMS:** Terms: 10% down day of sale. Balance within 30 days. Property sells "As Is", "Where Is". No warranties are expressed or implied by Owner or Auction Company. Bidding/buying is NOT conditional upon financing. Any bidder not personally known by auction company must provide a bank letter of credit. Announcements made sale day take precedence over any advertising or prior statements made.

# DIRECTIONS TO PROPERTY:

**AUCTION HELD  
ON SITE**

**DIRECTIONS TO PROPERTY: FROM I-40** Exit 152 Bucksport, take Highway 230 South 1 mile & turn left on Highway 230 East. Go 2 miles & turn right on Old Richmond Road. Go 1 mile to property on left. See auction signs & arrows.

**FROM COURT SQUARE IN CENTERVILLE:** Take Highway 100 East 5 miles & turn left on Highway 48 North. Go 3 miles to Nunnely & turn left on Highway 230 West. Go 8 miles & turn left on Old Richmond Road. Go 1 mile to property on left.

## HUNTERS • INVESTORS • OUTDOORSMEN



This property consists of gently rolling, select cut timberland, clear cut woods land, creek bottom pasture & some cleared fields.



**DON'T MISS THIS OPPORTUNITY!**



Excellent interior road system with many miles of good roads and trails. Approximately 2 miles of county road frontage on two roads.



**THIS COULD BE YOUR PICTURE**



Beautiful building sites, long wide hollows that would be excellent for fields or food plots, ponds, approximately 53 acres of strategically planted pines for wildlife buffer zones.

For photos, see our website. For more details, a color brochure or an appointment to preview the property, contact:

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**HUGE  
LAND**

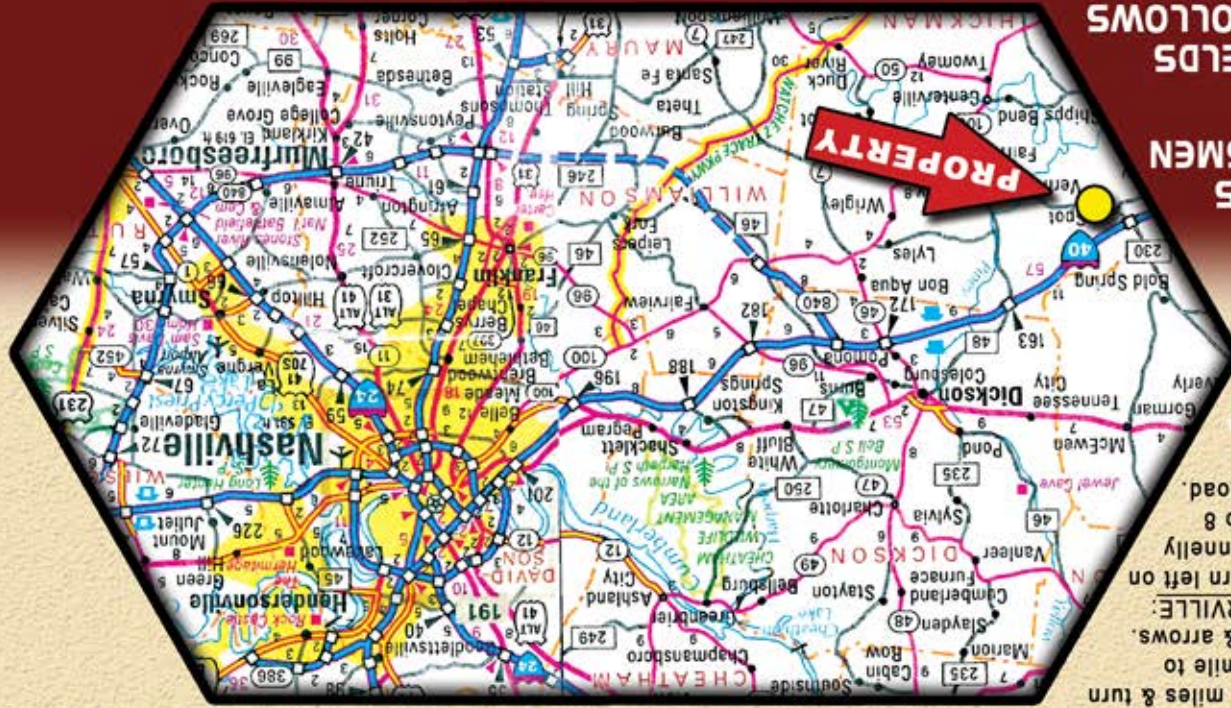
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**828  
ACRES  
HICKMAN  
CO. TN**

**SAT  
DEC  
1ST**

**10 AM**

**AUCTION HELD ON SITE**



- GREAT FOR INVESTORS
- HUNTERS / OUTDOORSMEN
- FEATURING:
- CLEARED WOODS & FIELDS
- WIDE RIDGE TOPS & HOLLOWAYS
- MILES OF ROADS & TRAILS
- BEAUTIFUL BUILDING SITES

**SAT. DEC. 1ST  
2012 AT 10AM**

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**SATURDAY . DECEMBER 1ST . 2012**

**828 ACRES IN HICKMAN CO. TN  
OLD RICHMOND RD & BEASLEY HOLLOW ROAD**

**10AM BUILDING SITES . TIMBERLAND 10AM  
MILES OF INTERIOR ROADS & TRAILS . HUNTING  
BCOLLIER-REALTYAUCTION.COM**



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HOUSES FARMS ACREAGE  
WILL O. SANDERS  
President - Auctioneer - Realtor  
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# NO BUYER'S PREMIUM