ESTATE AUCTION

Saturday, June 10th, 10:00 A.M.
Two Duplex Apartments
106•108•110•112 Collier Ave, Waverly, TN 37185

Directions: From Courthouse in Waverly take Main Street West 0.7 mile, turn left on Collier Ave (beside Waverly Church of Christ). Go 300 ft. to properties on right. See signs & arrows.

REAL ESTATE

The Real Estate consists of two adjoining city lots conveniently located on Collier Ave, a paved city street. The terrain is level. The site is improved with natural gas, city water & sewer, phone & internet service. Excellent location!

Each lot is improved with a 24'x 60' Duplex apartment dwelling unit having concrete block construction with slab on grade foundation. One Duplex has a metal roof, while the other has a composition shingle roof. Each side of the Duplex features a 720 SF apartment which includes two bedrooms, one bath, living room, kitchen & laundry closet. The homes are serviced by central heat & air conditioning. Each apartment has a front stoop, concrete sidewalk, nice shaded yard & designated parking space.

These properties have an extensive history of positive income with very minimal vacancy rate. This is one of the absolute best investment opportunities offered for sale at Auction in a long time! Location, location, location. Properties will be offered separately and together. You don't want to miss this sale!

Terms: 10% down on sale day. Balance due on or before 30 days. Anyone not personally known by Bill Collier Realty & Auction Company must provide a bank letter of guarantee. This sale is being held for the Patricia F. Collier Estate. Joe Fowlkes, Jr, Executor for the Estate. Robert I. Thomason, Closing Attorney for Estate. Properties will be available for preview on auction day at 8:00 A.M. For a prior appointment to preview, contact Will O. Sanders, Auctioneer (931) 296-2766. Visit our website www.bcollier-realtyauction.com for additional information and color photos.

BILL COLLIER REALTY & AUCTION COMPANY

NAA Auctioneer | TAA | BILL COLLIER Realty & Auction Company — HOUSES FARMS ACREAGE — WILL O. SANDERS President · Auctioneer · Realtor — BCOLLIER-REALTYAUCTION.COM | MULTIPLE LISTING SERVICE MLS® | REALTOR®

Toll Free (844) 305-5435

TN Firm License No. 133

ESTABLISHED IN 1960

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