# ONLINE ONLY ABSOLUTE AUCTION

# PRIME 76 +/- ACRES

## RIVERFRONT PROPERTY • HOME



## 1864 Duncan Chapel Rd. Cookeville, TN 38506

**BIDDING ENDS: THURSDAY • NOVEMBER 12 • 10 AM**





### *ONSITE PREVIEW: THURSDAY • OCTOBER 29 • 4-6 PM*

Don't miss this outstanding opportunity to purchase 76+/- acres of beautiful Tennessee countryside located on Duncan Chapel Road in Cookeville, TN! Being offered in 6 tracts, this versatile property offers a 3 bed 2 bath home, barn, pond, and features Spring Creek & Bear Creek River frontage. This property gives a variety of possibilities for buyers, investors, and those looking for a place to call home. With a combination of open space, natural surroundings, and river frontage, this property gives the potential for a private homesite, recreational enjoyment, farming, or long-term investment.

## More Information & Bidding @ EAGLEAUCTIONS.COM


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Terms: 10 Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Years Taxes Paid by Seller. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising. BROKER PARTICIPATION OFFERED.