

# ★ ABSOLUTE AUCTION

## SATURDAY - JUNE 21st - 10:00 a.m.

WARNER RD & RIVERVIEW RD.  
 NEXT TO HENRY HORTON STATE  
 PARK IN *CHAPEL HILL, TN*

# 112.36 ACRES IN 16 TRACTS

**Directions**

Henry Horton State Park is located 40 miles south of Nashville on U.S. Hwy 31A between the towns of Chapel Hill and Lewisburg. The park is accessible via I-65 by turning east on State Hwy 99 and following the signs to the auction. Warner Rd. is just past Restaurant on left, where you turn to Skeet Range.



**PLAT ON BACK**



FARM BORDERS DUCK RIVER

**AUCTIONEER'S NOTE**  
 THIS IS A FARM THAT IS RARELY SEEN THESE DAYS WITH THE LOCATION, THE ROAD FRONTAGE AND ACCESS TO THE RIVER. BUY IN TRACTS OR AS A WHOLE, THIS IS A SPECTACULAR FARM WITH TONS OF POTENTIAL.



HENRY HORTON STATE PARK  
 18 HOLE GOLF COURSE WITHIN  
 WALKING DISTANCE

**TERMS:** 5% Earnest money day of sale, closing in 30 days-Possible owner terms with 20% down  
**TAXES:** Prorated  
**POSSESSION-** Delivery of Deed  
**BUYER'S PREMIUM SALE-10% WILL BE ADDED TO FINAL BID PRICE TO DETERMINE CONTRACT SALES PRICE.**

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL PREVIOUS ADVERTISING

**REFERRED BY**

VONYA GOULOOZE  
 931-580-4368

**POWERED BY**



EACH OFFICE IS INDEPENDENTLY OWNED  
 AND OPERATED

**HOME TEAM**  
**REALTY & AUCTION, LLC**  
**931-680-1680**

FIRM LICENSE #5154  
 JIMMY SIMMONS AUCTIONEER  
 CHUCK GUNN APPRENTICE AUCTIONEER  
 SHELBYVILLE, TN