

AUCTION

3811 HWY 52E BETHPAGE, TN

MAY
SATURDAY
31TH
10:00 AM

67 +/- ACRES SELLING IN 9 TRACTS, HOME SITES,
BUILDING TRACTS AND CROP GROUND



OPEN HOUSE

MAY - SUNDAY

18TH
2 PM - 4 PM

THE AKINS ESTATE

ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. **10% BUYERS PREMIUM ON REAL ESTATE.** POSSESSION WITH DEED. 2025 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

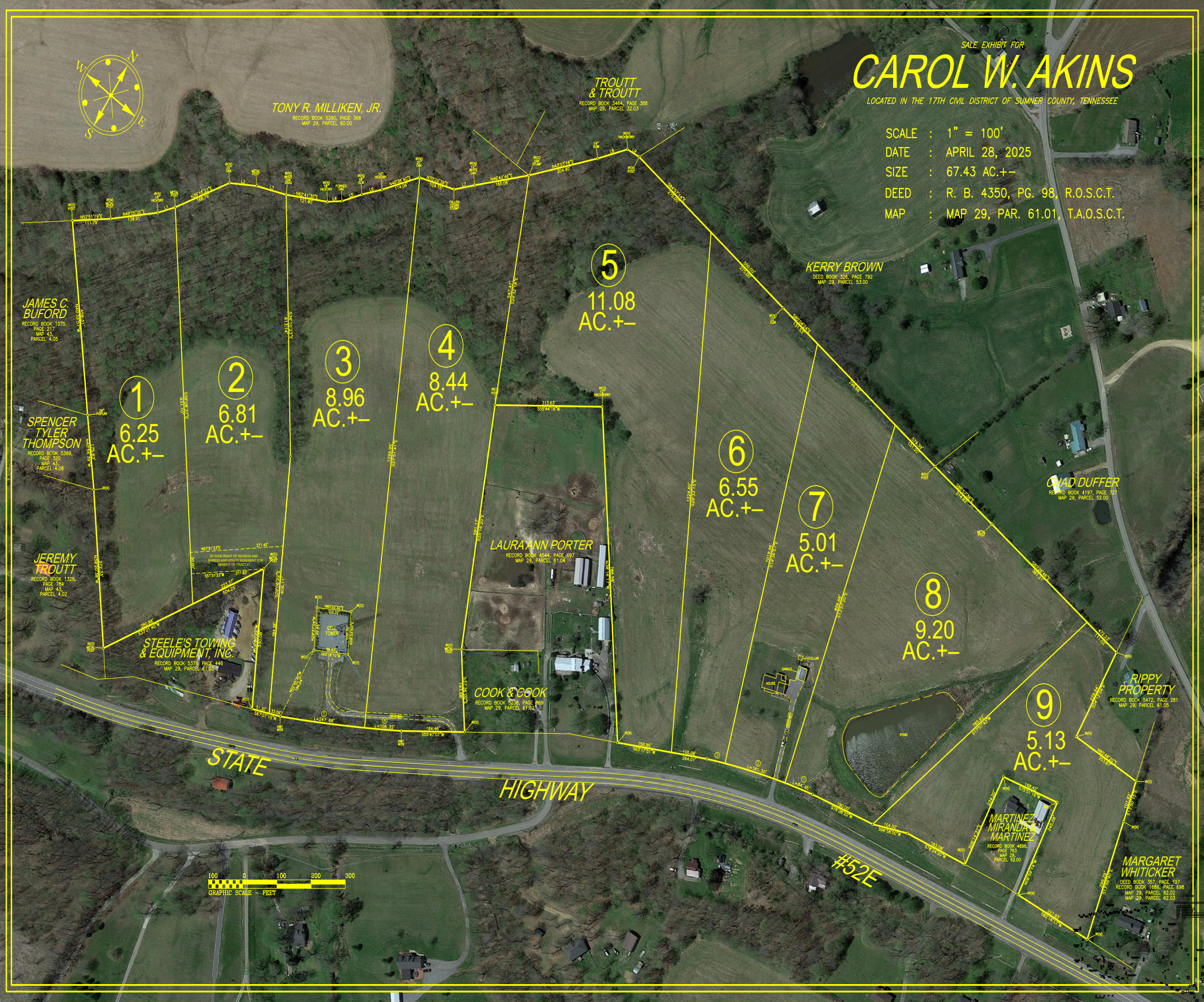


FOR MORE INFO CALL AUCTIONEER: RUSSELL MILLS 270-237-7625

Russell Mills Auctioneer 270-237-7625 / Sandy Mills Broker/Realtor 270-618-9560

WWW.RSMILLSAUCTIONS.COM





SALE EXHIBIT FOR
CAROL W. AKINS
LOCATED IN THE 17TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : APRIL 28, 2025
SIZE : 67.43 AC.+-
DEED : R. B. 4350, PG. 98, R.O.S.C.T.
MAP : MAP 29, PAR. 61.01, T.A.O.S.C.T.

100 0 100 200 300
GRAPHIC SCALE - FEET

- TRACT 1: 6.25 +/- ACRES - PARTIALLY WOODED TRACT**
- TRACT 2: 6.81 +/- ACRES - PARTIALLY WOODED, NICE BUILDING TRACT**
- TRACT 3: 8.96 +/- ACRES - PARTIALLY WOODED TRACT WITH CELL TOWER**
- TRACT 4: 8.44 +/- ACRES - EXCELLENT BUILDING TRACT, PARTIALLY WOODED**
- TRACT 5: 11.08 +/- ACRES - LARGE PARTIALLY WOODED TRACT, GREAT HOME SITES**
- TRACT 6: 6.55 +/- ACRES - NICE BUILDING TRACT WITH TILLABLE GROUND**
- TRACT 7: 5.01 +/- ACRES - 3 BEDROOM 2 BATH BRICK HOME, 1,470 +/- SQ FT PER PROPERTY ASSESSOR, PLUS 180 +/- SQ FT SUNROOM (PER ASSESSOR) WITH TILE FLOORING, BEAUTIFUL HARDWOOD AND TILE FLOORS, OPEN KITCHEN /LIVING AREA, UTILITY ROOM, ATTACHED COVERED CARPORT, NEW ROOF AND NEW REAR DECK, DETACHED METAL GARAGE/SHOP, BEAUTIFUL HOME AND LAND TRACT**
- TRACT 8: 9.20 +/- ACRES - EXCELLENT BUILDING TRACT WITH A BEAUTIFUL VIEWS AND POND**
- TRACT 9: 5.13 +/- ACRES - NICE BUILDING TRACT, BEAUTIFUL VIEWS AND TILLABLE GROUND.**
- SOIL MAPS HAVE BEEN COMPLETED ON EVERY TRACT**