

# REAL ESTATE AUCTION

**2372 WOODRIDGE AVE. KINGSFORT, TN 37664  
SATURDAY, JULY 14TH, 2018 @ 10AM**

**3 BEDROOM / 1.5 BATH TRADITIONAL, 2 STORY HOME,  
DEN, LIVING ROOM, DINING ROOM, HARDWOOD  
FLOORS, FIREPLACE, CARPORT, LARGE DECK, UTILITY  
ROOM, SITTING ON A 1+/- ACRE CORNER LOT.**

**DIRECTIONS:** JOHN B. DENNIS TO MEMORIAL BLVD. THEN RIGHT ONTO OREBANK RD. RIGHT ONTO WOODRIDGE, HOME IS ON THE RIGHT. **WATCH FOR OUR AUCTION SIGNS!!!!**

**TERMS OF SALE:** 10% OF FINAL SALES PRICE SALE DAY PAYABLE BY CASH OR GOOD CHECK TO BE DEPOSITED INTO MICHAEL WALKER REALTY & AUCTION'S ESCROW ACCOUNT AND THE BALANCE IS TO BE PAID IN FULL ON OR ABOUT 30 DAYS FROM DATE OF SALE. THERE WILL BE A 10% BUYERS PREMIUM CHARGED AND ADDED BACK TO THE FINAL BID(S) TO DETERMINE FINAL SALES PRICE(S) ON THE REAL ESTATE SALE DAY.

**REAL ESTATE INSPECTION:** CALL MICHAEL WALKER @ 423-963-1461 FOR YOUR PRIVATE APPOINTMENT. PROPERTY WILL BE OPEN SALE DAY AT 9:00AM UNTIL SALE TIME.

**BROKER PARTICIPATION FEE:** WE WILL OFFER A 25% BROKER PARTICIPATION FEE FROM THE BUYER'S SIDE OF THE TRANSACTION TO ANY FIRM/AGENT THAT REFERS THEIR BUYER ON OUR REFERRAL FORM 24 HOURS PRIOR TO THE AUCTION. CALL OUR OFFICE OR VISIT OUR WEBSITE FOR MORE DETAILS.



**MICHAEL WALKER  
REALTY & AUCTION**

*"The Realty and Auction Team You Deserve!"*

CALL OR TEXT:  
**423.963.1461**  
OFFICE:  
**423.256.3733**  
ONLINE AT:  
**www.MWRAA.com**  
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