

ABSOLUTE AUCTION

Seller: Michael Quinn, Sr. & Carolyn Haney

Saturday - Oct. 3, 2026 • 10 A.M.

1107 Cookeville Highway
Buffalo Valley, Tennessee



9.18 Acres Selling in 2 Tracts
Tract 1 - 2.29 • Tract 2 6.89



Directions: From Carthage take Main St N to bypass to South Carthage, take Hwy 70 East 11.8 miles. The property is approx. 2 miles past Chestnut Mound post office on the left. See signs!

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REALTY & AUCTION
Smith County's Auction Company

615.735.2244

505 N. Main Street • Carthage, TN 37030
C.D. "Digger" Poindexter, Auctioneer # 2829

All information is believed to be correct but not guaranteed. Sale day announcements take precedence over all advertising.

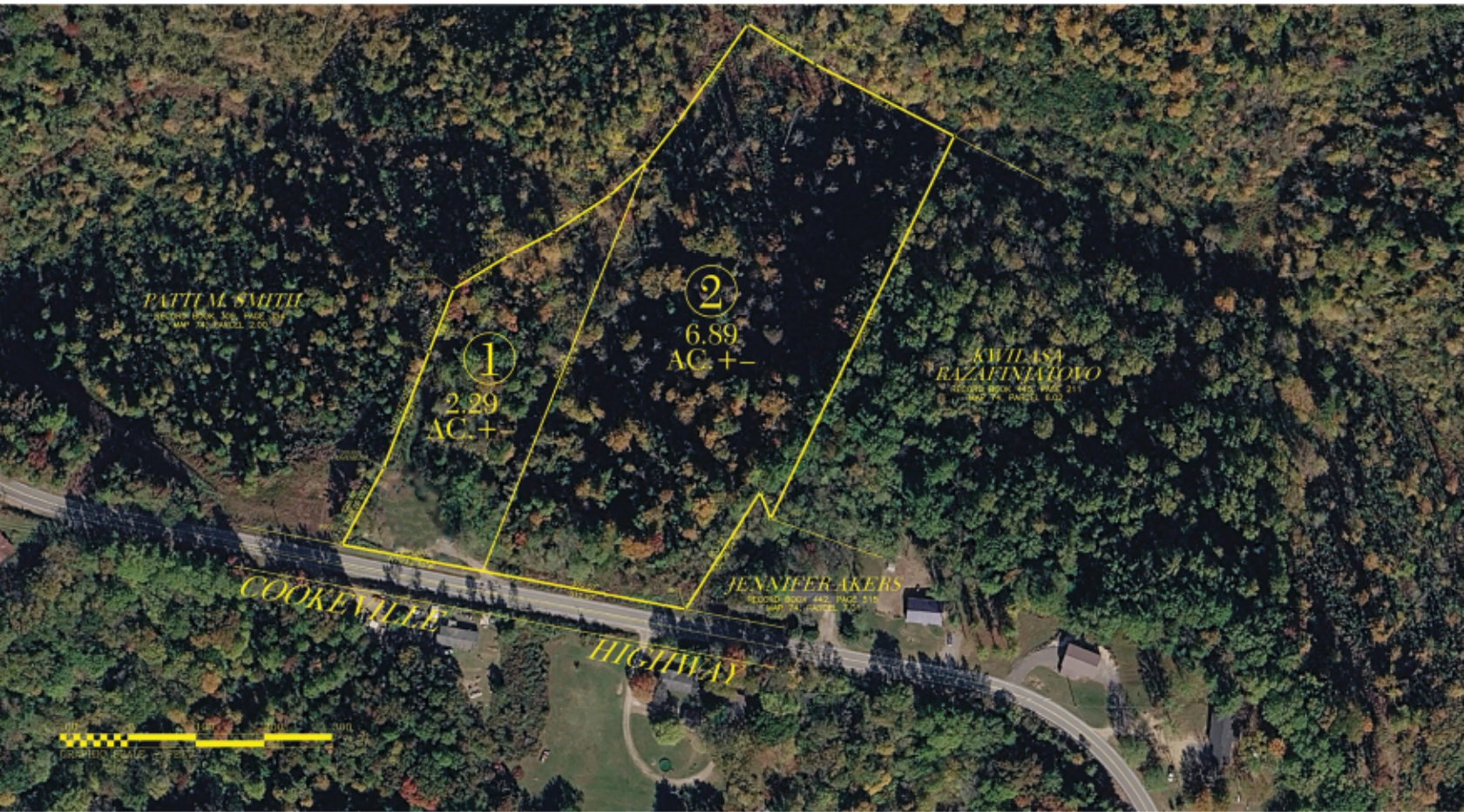
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TITLE: Seller will provide Attorney Title Opinion Letter and Warranty Deed.
2026 County Taxes will be paid by seller.
CLOSING ATTORNEY: Bellar & Winkler
TERMS: REAL ESTATE: 20% non-refundable deposit paid down day of sale, sign sales contract, w/balance due at closing. Real Estate is selling "As Is" "Where Is" with no written or implied warranties, and no contingencies including and not limited to financing, appraisal, or inspections of any kind.



Auctioneer's Note: 9.18 Acres Offered in 2 Tracts! Don't miss the opportunity to purchase a beautiful piece of Tennessee property. Tract 1 features an existing septic system and utilities already on the property making it a great opportunity for those looking to build on or add your home too. Tract 2 is a vacant tract that is currently having the soil work performed, offering potential for future development. Whether you're looking for a homesite, additional acreage, or an investment opportunity, you will want to check this one out!

Seller(s): Michael Quinn, Sr. & Carolyn Haney

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER

SUPER TERMS AVAILABLE FROM AREA BANKS
Citizens Bank – Jared Goad – (615) 735-1490
Wilson Bank & Trust – David West – (615) 735-3990
Wellworth Bank – Pat Nixon – (615) 735-2800
Farm Credit Service – Chris Ferrell – (615) 444-1861
Bank Tennessee – Eddie Dale Sykes – (615) 735-9805

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