

Absolute

1835 Friendship Lane
Cookeville, TN

Auction

Saturday - August 15, 2026 • 10:00 AM



4 Bedroom Home & 10.19 Acres

Selling in two tracts

Vehicle • Furniture • Tools • Appliances • Personal Property

615.735.2244

**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

Bank Tennessee – Eddie Dale Sykes – (615) 735-9805

Farm Credit Service – Chris Ferrell – (615) 444-1861

Auctioneer's Notes: Don't miss this outstanding opportunity to purchase this beautiful 4-bedroom, 2-bath log home situated on 5.01± acres featuring a scenic pond, towering mature shade trees, a detached garage, and an equipment shed. Whether you're looking for a family home, weekend retreat, or investment property, this property offers the peaceful country lifestyle you've been searching for. Also selling is a 5.18± acre vacant tract with soil work performed and currently being septic evaluated, offering excellent potential for your future homesite or investment. We also have personal property to sell, including furniture, appliances, tools, household items, and a vehicle. Be sure to make this sale!

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 down 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 contingencies including and not limited to financing, appraisal, or inspections of any kind.

Personal Property: Cash or Good Check Day of Sale.

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER

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



www.PoindexterRealty.com
**POINDEXER
REALTY & AUCTION**
615.735.2244
505 N. Main Street • Carthage, TN 37030
C.D. "Digger" Poindexter - Auctioneer # 2629

www.BetterLetterPrinting.com

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**Real Estate
to Sell at
11:00 AM**

Home has approx. 2,264 square feet, four bedrooms (13x16) (14x15) (14x15) (12x15), two baths (7x8) (7x13) walk-in closet (7x8), kitchen/dining room (14x15), living room (15x18), and utility room (3x7). This home also features a (8x38) wood covered front porch, a (8x29) wood covered side porch, a (12x48) equipment shed, and a (22x38) detached garage. This home is situated on 5.01 acres, has city water, an existing septic system, and high speed internet available.



4 Bedroom Home & 10.19 Acres Selling in two tracts
Vehicle • Furniture • Tools • Appliances • Personal Property

DIRECTIONS: Take I-40 E Exit 258, toward Cookeville 21.5 M, Exit 280 toward Baxter/Gainesboro for 0.2 M. Turn L. onto Howard Crawford for 1.2 M. then turn R on Buffalo Valley Rd. Go 1.3, Turn R onto Friendship Ln. Go 0.3 M. to 1835 Friendship Ln. Home at end. See Signs

"Smith County's Auction Company"

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**Please call the office to view
the property 615.735.2244**

**Tract 1: 5.18 Acres
Tract 2: 5.01 Acres**

98 Toyota Rav4 L (271287 Miles)
Kenmore Gas Grill
Big Wheel Lawn Mower
Cub Cadet 1500 Series
15 Hp. Kohler Engine
Lawn Trailer
Rods & Reeks
Drop Lite
Poulan2000 & P3815 Chain Saws
Charcoal Grill
Antique Drop Leaf Table
Weed Eaters
Emergency Chain Ladder
Propane Lantern
Tiller Frame
Fertilizer
Lawn Mowers
Cub Cadet LT 42" Riding
Mower w/ Kohler 18 Hp. Engine
Ryzen Hp. Lap Top
8th Gen. Intel Core 17 Hp. Lap Top
Acer Crystal Eye Lap Top
2 HP Lap Tops
Intel Smart Lap Top
Couch
Love Seat
Church Bench
Book Shelf
Lots of Books
Recliner

Fireplace Set
VHS Player
2 Vizio TV's
DVD Player
DVD & VHS Tapes
Toshiba Satellite Lap Top
Lots of Glasses
Soup Cups
Wall Prints
Profusion Electric Heater
Table & Chairs
Electric Lamps
Tupperware
Cook Books
4-Wheel Walker
4' Leg Cane
Dinner Trays
Small Electric Heaters
Keurig Coffee Maker
2-Slice Toaster
Crock Pot
Dinnerware
Electric Skillet
Doll House
Clothes Iron
Vacuum
Shower Chain
Amana Washer & Dryer
Roll Top Desk
Desk Lites

New Disc Player
Golf Clubs
Foot Spa
3-Drawer Chest
Life Alert
Oil Lamp
Suit Case
Brief Case
Spittoon
Nice Wall Prints
Kids Toys & Chairs
Hoover Rug Cleaner

Wicker Table
Steel bar Bells
Nashville in a Box Game
Ice Cream Maker
Small Round Table
Ab Lounge 2 Workout Chair
Glass Door Book Shelf
Hart 40v Electric Weed Eater
Crochet Set
Ladder Back Chair
Lawn Chair
12' Extension Ladder

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