

ABSOLUTE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

Commercial Properties in Baxter & Gainesboro

Thursday, January 28



12:00 Noon Local Time

Former Convenience Store With Warehouse Space

100 First Ave. N, Baxter, TN

TERMS: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale date in the form of cash, cashier's check, personal or company check. Plus, a real estate sales contract must be signed. Balance is due in certified funds at closing. Sale date announcements control terms of all sales. CLOSING MUST OCCUR ON OR BEFORE FEBRUARY 17. NO EXTENSIONS AVAILABLE.



1:00 PM Local Time

Approx. 2,337 sq. ft. Commercial Building

2170 S. Grundy Quarles Hwy., Gainesboro, TN

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Gainesboro, TN



FURROW AUCTION COMPANY

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*Dated Material
Do Not Delay*

Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

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on Facebook



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Commercial Properties in
Absolute Auction
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ABSOLUTE REAL ESTATE AUCTION

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COMMERCIAL PROPERTIES IN BAXTER & GAINESBORO

THURSDAY, JANUARY 28

12:00 Noon Local Time

Former Convenience Store With Warehouse Space

Formerly C&S Market
100 First Ave. N, Baxter, TN



- Approx. 1,845 sq. ft. Warehouse
- Approx. 1,620 sq. ft. Convenience Store Building
- Built in 1959
- Located at the intersection of 1st Avenue and Main St. directly across from Baxter United Methodist Church.
- 3 Gasoline Tanks (10,000, 8,000, 2,000)
- Tanks are registered with State
- Available Utilities: Water, Sewer - City of Baxter; electricity - Upper Cumberland; gas - Middle Tennessee Natural Gas
- Zoning: C-2, General Commercial District
- Estimated Annual Real Estate Taxes: City - \$640.86; Putnam County - \$1,068.00. Taxes to be pro-rated at closing.
- Directions: Off I-40 take Exit 280, TN-56 N toward Baxter/Gainesboro. Turn onto TN-56/Baxter Rd headed North and travel 0.1 miles. Turn Left at the first stop light onto 1st Avenue S and travel 1.3 miles. Arrive at 100 1st Avenue N. on left immediately after crossing the railroad tracks.

Boundaries are approximate.
Not drawn to scale.

1:00 PM Local Time

Approx. 2,337 sq. ft. Commercial Building

Formerly Anderson's Market
2170 S. Grundy Quarles Hwy., Gainesboro, TN



- Approx. 2,337 sq. ft.
- Built in 1968
- Underground storage tanks removed. Environmental remediation ongoing.
- Has rented for \$400.00 a month
- Average Daily Traffic Count: Approx. 5,851
- Located off of Hwy. 56 North across from Anderson Upper Cumberland Funeral Home
- Available Utilities: Water - Old Gainesboro Road Utility District; electric - Upper Cumberland; septic tank and drain field on property.
- Zoning: There is no zoning for Jackson County
- Estimated Annual Real Estate Taxes: Jackson County - \$939.00. Taxes to be pro-rated at closing.
- Directions: Off I-40 take Exit 280, TN-56 N toward Baxter/Gainesboro. Turn onto TN-56/Baxter Rd headed North and travel 12.2 miles. Arrive at 2170 S. Grundy Quarles Hwy. on your Left just across from Anderson Upper Cumberland Funeral Home.