



AUCTION

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NOVEMBER 8TH, 2025 - 10:01 A.M. The Estate of Charles Wayne Brook

Located at 60 Dyer Rd, Greeneville, TN 37743

Terms: Real Estate: Sale of property will be made with ten percent (10%) down day of sale with the remainder paid on or before thirty (30) days from the date of auction at closing. Sale will NOT have any contingencies including financing or inspections (all inspections must be completed prior to auction day.) Buyer will be responsible to pay for their own closing cost. No Buyer's Premium! All items of Real & Personal Property will be sold AS-IS, WHERE-IS With No Warranties or Guarantees. Items may be added or deleted without notice. Sale is subject to the confirmation of seller(s) and courts. All bidders must be checked in before auction and show a photo I.D. to receive a bidder card. **Possession: Real Estate-** Warranty deed. **Personal Property-** with a paid sale receipt & items must be paid in full before removing them from property. **Announcements:** All Announcement day of sale supersede all previous announcements printed or verbal. Pictures of property were taken via drone and all property markings are approximate. Property has been surveyed.

Auctioneer's Notes: Being sold for the Estate of Charles Wayne Brooks will be both the Real Estate & Personal Property. The home is 1008+/- square feet with two bedrooms and a large full bath sitting on 0.83+/- acres. (Soil Percolation Test on Real Property is a 3 Bedroom.) Home has a full unfinished basement, attached carport, and large metal two car detached garage with concrete floor (28x54). Personal Property items to be sold directly after the real estate so bring a chair and spend the day with us! **Bidding, Viewing, and Sale Schedule Information::** Online Bidding on the Real Estate Only (soft close) & also can bid Live on property on November 8th, 2025 at 10:01 A.M. on site. Go to <https://bid.acutaboverealestateandauction.com/> to preview and bid on property or download apps. If you wish to view real property MUST schedule a showing. All Personal Property to be sold live only on November 8th, 2025 right after the sale of real estate.

Directions to Property: From Greeneville take TN-70 S (Asheville Hwy) then turn Right onto Arlie Waddell Ln then take first Left onto Dyer Rd. Auction site will be the last home on Left of Dyer Rd. Watch for Signs.

Partial List of Personal Property: Troy Bilt Gas Log Splitter, Trailer, Kobalt Air Compressor, Agri Fab Pull Behind Leaf Sweeper, Box Lots of Assorted Wrenches, Several Riding Lawn Mowers, Weed Eater, Auto Jack, WheelBarrow, Several Heaters, Assorted Kitchen Items, Kitchen Table with 4 Chairs, McCoy Croc, Glass Oil Lamps, Home Furniture including a recliner, chair and ottoman, sectional sofa, flat screen tv, table lamp, NASCAR Items, Large Wicker Shelf, and Two Bedroom Suites, Refrigerators, Box Lots, and so much more!



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