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AUCTION KING

ONLINE ONLY • DEC. 2 THRU DEC. 11, 2025

12± Acres • Home • Car/Tractors
1037 Lexington Hwy, Loretto, TN

Bidding Opens: Dec. 2 at 8:00AM
Bidding Ends: Dec. 11 at 6:00PM with Soft Close
Pick Up: Dec. 13 from 9:00AM to 2:00PM



Since 1939

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KING
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256-766-9600
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Directions: From the intersection of Hwy 43 and E. Main St (Lexington Hwy – TN 227) in Loretto, go east on E. Main St./Lexington Hwy for 3.8 miles to property on the left.

Open House: Dec. 7, 1:00PM to 3:00PM

Bid Online at kingrealtyandauktion.hibid.com

HENRY J. KING, BROKER (AL #5403 • TN #6919) • PAUL L. KING, III (AL #5354 • TN #7184) • 401 S. PINE STREET, FLORENCE, AL 35630



Real Estate: This brick home sits on 12.7 ± acres just outside the Loretto city limits in the Liberty Grove Community of Lawrence County. The home was built circa 1972 and consists of 1,300 ± square feet on the main level with a full walkout basement. The main level features a master suite, 2 bedrooms, bathroom, living room, kitchen with eating area and an enclosed porch. The home is served by well water but has a city water meter. The home has wood and electric heat and a window unit air conditioner. Other improvements include 2 sheds, 2 prefab. carports, metal shop/garage and wood frame house (poor condition). The property fronts 1,152ft ± along Lexington Highway (TN 227). The property is predominantly pastureland, fenced and has a pond. The property will be offered in 2 tracts and again as 1 unit. The auction for the combination of tracts will begin after Tracts 1 & 2 are closed.

Tract 1: 1.43 ± Ac. with brick home and shed.

Tract 2: 11.35 ± Ac. with frame house, shed and metal garage.

Car: 2006 Nissan Sentra (93K miles), **Tractors** (not running): John Deere 1010 serial# 57086 (2,419 hrs), Massey Ferguson 135 (1,031 hrs), 5030 Allis-Chalmers (880 hrs), **Misc.:** (3) 3-pt hitch rotary cutters, 3-pt hitch disc, cultivator, (2) Snapper riding mowers, car dolly, 8ft bumper trailer, Central Machinery 4 1/2" metal cutting bandsaw, Honda XL185S motorcycle (not running), various tools, various household items, LG washer, Roper dryer, furniture and more.

Seller: Patsy Sue Mattox Estate

Terms: Real Estate – 10% down payment due upon signing of contract within 24 hours of end of sale. Balance due in 45 days. Seller will provide survey, deed and owner's title insurance. **Personal Property** - Cash or good check day of pickup. Seller reserves the right to accept or reject any and all bids. Real Estate and Personal Property will be sold "AS-IS" without warranties of any kind. All information contained in this brochure is believed to be correct but not guaranteed. Changes made by the Auction Company during the online auction supersede any printed material.

Please visit our website at www.kingrealtyandauction.com for link to the auction.