



ABSOLUTE AUCTION!!!

Property Sells Regardless of Price!!

**OWNER RELOCATING TO HOUSTON, TX
DEMANDS IMMEDIATE SALE**

THURSDAY, FEBRUARY 24, 2011 @ 7:00 p.m.

ON-SITE (registration/inspection @ 6:00 p.m.)

2043 Timberwood Drive, Baton Rouge, LA: GORGEOUS 4-bedroom, 2-bath, 1,983 +/- SF home located on a **CORNER** lot in Wedgewood Subdivision. Located only two minutes from Wal Mart and Wedgewood Elementary School (a **nationally-recognized Blue Ribbon School WITH a Pre-K program**). Brick floors in kitchen, new **DOUBLE** oven, beautiful professional landscaping, brick veneer, new roof in 2008, fenced yard with nice patio, carport with liberal storage area, Crime Prevention District with off-duty police patrol for only \$50/year (included in property tax bill).

Directions: From I-12, take O'Neal Exit (#7) South 0.2 mile to RIGHT on Hewwood, 0.2 mile to property on RIGHT.

Inspection: **Tuesday, February 8, 6-8 p.m.; Tuesday, February 15, 6-8 p.m.; and one hour before auction.**



Corner Elevation



Kitchen (Double Oven)



Master Bedroom

Terms: 10% down auction day, 10% buyer's premium, "As Is, Where Is," 30-day close.

AuctionSellsFast.com

Robert Burns, LA Auctioneer's Lic. #: 1536-11.