

23 BEAUTIFUL PARCELS OF LAND - SOMETHING FOR EVERYONE

Homebuyers - Contractors - Farmers - Investors - Speculators

Anyone Interested In Buying Land Mark Your Calendar And Make Plans To Attend, Saturday, July 29, 2023 At 10:00 AM!

TRACTS 1 THRU 4 FRONT EASTES LANE

Tract 1: 16.39 Acres, Open Pastures & Woods, Improved with Three Barns.

Tract 2: 17.57 Acres, Open & Wooded Areas, Improved with 5 Room & Bath Farmhouse with Utility Water, Garage, Barns and Cut Rock Springhouse.

Tract 3: 1.01 Acres, Fronts 212 ft. on Eastes Lane.

Tract 4: 1.82 Acres, Fronts Eastes Lane and Opossum Hollow Rd., Improved with Brick Ranch Style House with Full Basement. First Floor Features Living Room, Kitchen-Dining Area with Lots of Cabinets, 3 Bedrooms, Bath and 2-Car Carport. Basement Consists of Living Area, Kitchenette, Bedroom, Bath, and 1-Car Garage. House has Central Heat & Air, Utility Water, and 24' x 36' Detached Garage/Workshop.

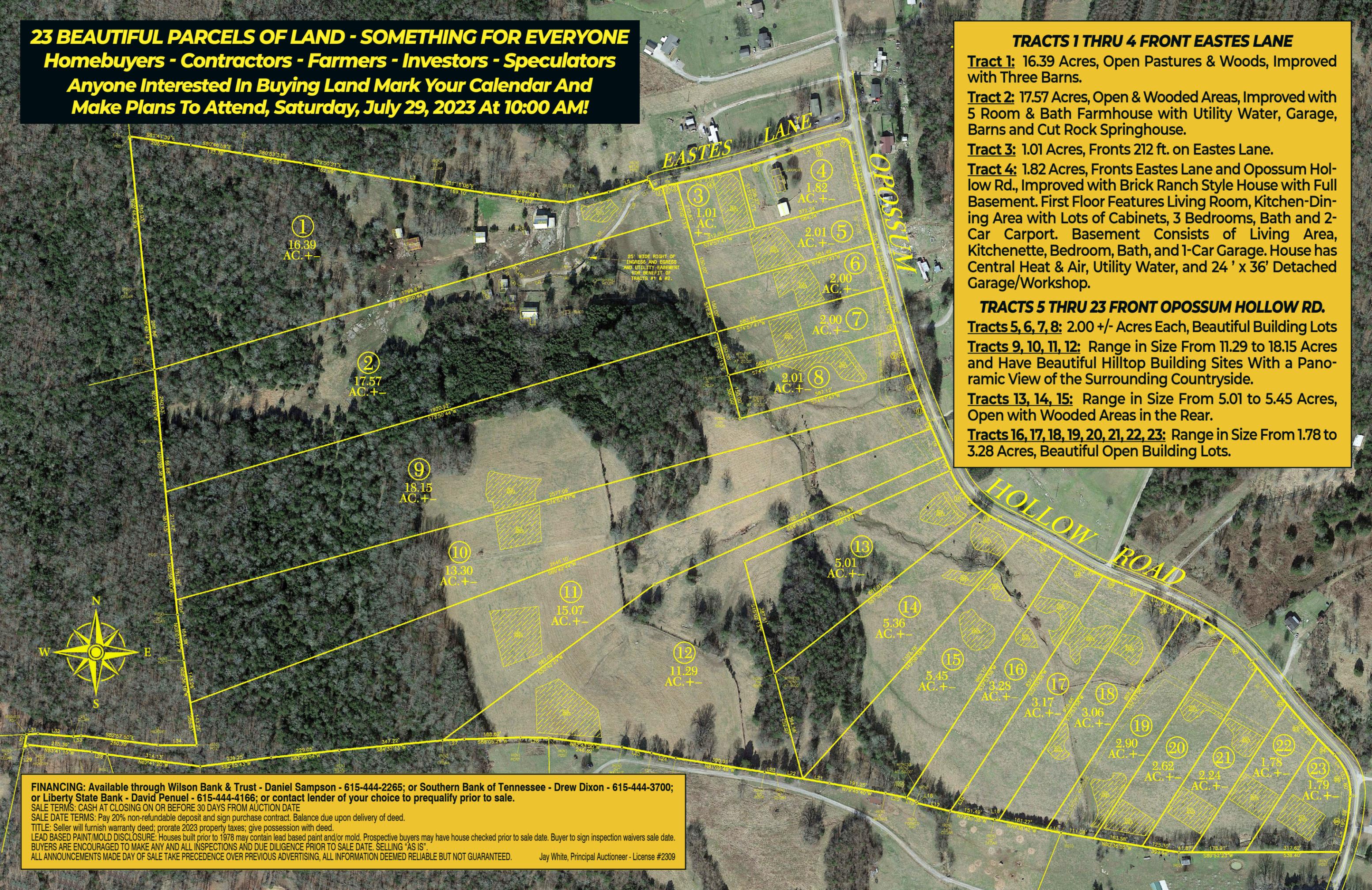
TRACTS 5 THRU 23 FRONT OPOSSUM HOLLOW RD.

Tracts 5, 6, 7, 8: 2.00 +/- Acres Each, Beautiful Building Lots

Tracts 9, 10, 11, 12: Range in Size From 11.29 to 18.15 Acres and Have Beautiful Hilltop Building Sites With a Panoramic View of the Surrounding Countryside.

Tracts 13, 14, 15: Range in Size From 5.01 to 5.45 Acres, Open with Wooded Areas in the Rear.

Tracts 16, 17, 18, 19, 20, 21, 22, 23: Range in Size From 1.78 to 3.28 Acres, Beautiful Open Building Lots.



FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309