

Public Auction Sale

Thursday, April 24th @ 5:45 PM

49.6 Acres, Offered in Tracts and as a Whole

Upper River Road * Charleston , TN

(Next to 610 Upper River Road)

Open for Your Inspection - No Appointment Necessary



Auctioneer's Note:
This Property is mostly open and rolling. Chatata Valley Creek is on the western border of Tracts 2 and 5. The Property is located across the road from the Hiwassee River

- * Pictures, Survey plat, Video & Information online. Brochure and Plat in 'box' on-site. Visit our Web page. *10% Buyers' Premium Applies**
- * Non-refundable down payment of \$10,000 per tract, or \$50,000 as a whole on day of Sale with the Sales Agreement. Balance due at closing within the following 35 days.**

Announcements made on Auction Day take precedence over all written materials. No warranty expressed or implied. In all transactions, the Auction Company is acting as agent for the sellers, only. All information herein is deemed correct, but not guaranteed.

www.landmanauktion.com

Don Harris Auction Solutions

PUBLIC AUCTION SALE

Thursday, April 24th @ 5:45PM

See www.landmanauktion.com or call Don Harris @ 423-310-9788

Location and Directions:

Located Next to (610 Upper River Rd) Bradley County, TN.

From Cleveland TN. Travel North on Hwy 11 toward Charleston TN. Turn Right onto Sheffy Lane, then Left onto Dry Valley Rd. Go 1 mile, turn Right onto Chatata Valley Rd. Go 1/2 mile, turn Left onto Upper River Rd. 1.5 miles on right. See Auction Signs

Auctioneers Note:

The property is mostly open and rolling, Chatata Valley Creek is on west boundary.

Ocoee Utilities and Volunteer Energy provide public water and power along Upper River Road.

The property will be offered in Tracks from 7 acres to 15 acres or 49.6 acres total or as a Whole.

Buyers should come prepared to purchase. Financing is available c/o:

Rural One Farm Credit - Sarah Williams - 423-745-1683

River Valley Ag Credit - Daniel Elrod - 423-479-8554

Terms & Conditions: Upper River Road - Mike Brown Property

- 1.) Buyers are encouraged to inspect the property prior to day of Auction. No Appointment Necessary.
- 2.) The Auction Sale is basically a (Cash Sale) Not Subject to Financing. Bidders should be prequalified if they plan on borrowing funds.
- 3.) All Bidders must Register and receive a Bidders Number. Bidders are subject to all terms and conditions as written or stated by Auctioneer on sale day.
- 4.) This Auction is subject to Sellers conformation.
- 5.) Auctioneer reserves the right to set the minimum amount of bid increases.
- 6.) Winning Bidders / Buyers, agree as follows:
Immediately upon the conclusion of bidding and confirmation of seller, sign an Auction Sales Agreement and Disclosures as provided by Auctioneer. Bidders / Buyers also agree to pay a non-refundable down payment in the amount of \$10,000 U. S. Dollars, per each track purchased. The balance shall be due at closing within 35 days after the Auction.
- 7.) The Buyers' Premium is 10%, based upon the High Bid offered, and shall be added to the High Bid in order to determine the final selling price.
- 8.) Seller shall provide Marketable Title, Warranty Deed, and Survey. Taxes will be pro-rated as of day of closing. Properties are being sold in as-is and where-as condition, subject to Utility right of way and easements of record, subject to zoning (FAR) and restrictions as stated in deeds.
Seller and Auctioneer make no warranty's expressed or implied.
- 9.) This Auction is open to anyone financially qualified to purchase.
- 10.) Don Harris Auction Solutions represents the Seller in this transaction.

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423-310-9788

Sale Conducted by Donald W. Harris, Auctioneer

T.A.L. #2383
T.A.F.L. #4381
T.R.E.B.L. #23597
T.R.E.F.L. #256606

7608 Candies Creek Ridge Rd, NW Charleston, TN 37310