

ABSOLUTE REAL ESTATE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

Ideally-Located Commercial Property in Sevierville

Conversion or Redevelopment Opportunity • 120 Hicks Drive, Sevierville, TN

Saturday, July 18 • 2:00 PM

Open House: Thursday, July 9 • 11:00 AM - 3:00 PM

- Utilities Available: Electric, water, sewer
- Zoning: C-4 Arterial Commercial District
- Estimated Annual Real Estate Taxes: County Taxes - \$888.58; City Taxes - \$178.87

- Directions: In Downtown Sevierville from the intersection of Hwy 411 and Winfield Dunn Parkway (US-66), travel south 6/10 mile on the Parkway (US-441 S). Bear right to continue on the Parkway (US-441 S) and travel for 1/2 mile. Turn right at BankEast onto Hicks Drive to property on left behind bank branch.



Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) and is due sale day in the form of cash, cashier's check, personal or company check plus a real estate sales contract must be signed. Balance is due in certified funds at closing. LAST AVAILABLE DAY TO CLOSE IS FRIDAY, AUGUST 7. NO EXTENSIONS AVAILABLE. Sale day announcements supercede any previous advertising. Note: Homes built before 1978 may contain lead-based paint.

Pass It On... If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them. Dated Material • Do Not Delay

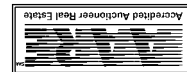
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Knoxville, TN 37921

FURROW AUCTION COMPANY
1022 Elm Street



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Located directly behind BankEast

- Approx. 1,168 sq. ft.
- Built in 1968
- Approx. 1.72 acre tract, wooded
- Ideal for: Professional Services, Office, Medical/
Dental Space, Art Studio

- All utilities available
- Only 30 yards from Parkway
- 1.5 miles to Tanger Outlet, 3 miles to Dollywood,
4 miles to Pigeon Forge, 12 miles to Great Smoky
Mountains National Park



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