

Absolute Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

Approx. 219.50 Acres with Plantation-Style Home

Subdivided Into 30 Tracts • Offered Separately & As A Whole
Former Campbell Farm • County Road 282, Niota, TN

Saturday, June 13 • 10:30 AM

Open House: Sunday, June 7 • 2:00 - 4:00 PM

- Beautiful development/agricultural land in McMinn County
- Ideal for development or agricultural interests
- Road frontage along County Roads 279 & 282
- Minutes off of I-75
- Mixture of rolling fields and wooded acreage
- Southern plantation-style house with 5 bedrooms, 4 baths
- Huge hay and/or cattle barn on property
- Also featured is an apartment, garage, workshop and storage building
- Abundance of wildlife in the area, with wild turkey and deer
- Utilities Available: Electric
- Estimated Annual Real Estate Taxes: \$1,292.06
- Property is currently in Greenbelt



TERMS: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) and is due today 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. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Note: Homes built before 1978 may contain lead-based paint.

DIRECTIONS: Traveling south on I-75, take Exit #60 Sweetwater/Spring City. Turn right onto Lost Sea Pike (Hwy. 68) and travel west for 3.8 miles. Turn left on to County Road 284 and travel for 1 mile. Turn left on to County Road 282 and travel 2 miles to the Former Campbell Farm located on both sides of the road and at the intersection of CR 282 and CR 279.

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5 Bedroom, 4 Bath Southern Plantation-Style Home



FURROW AUCTION COMPANY

1022 Elm Street • Knoxville, TN 37921 • (865) 546-3206 • 1-800-4FURROW
WWW.FURROW.COM • E-mail: furrow@furrow.com • TN Lic. #62

*Dated Material
Do Not Delay*

Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

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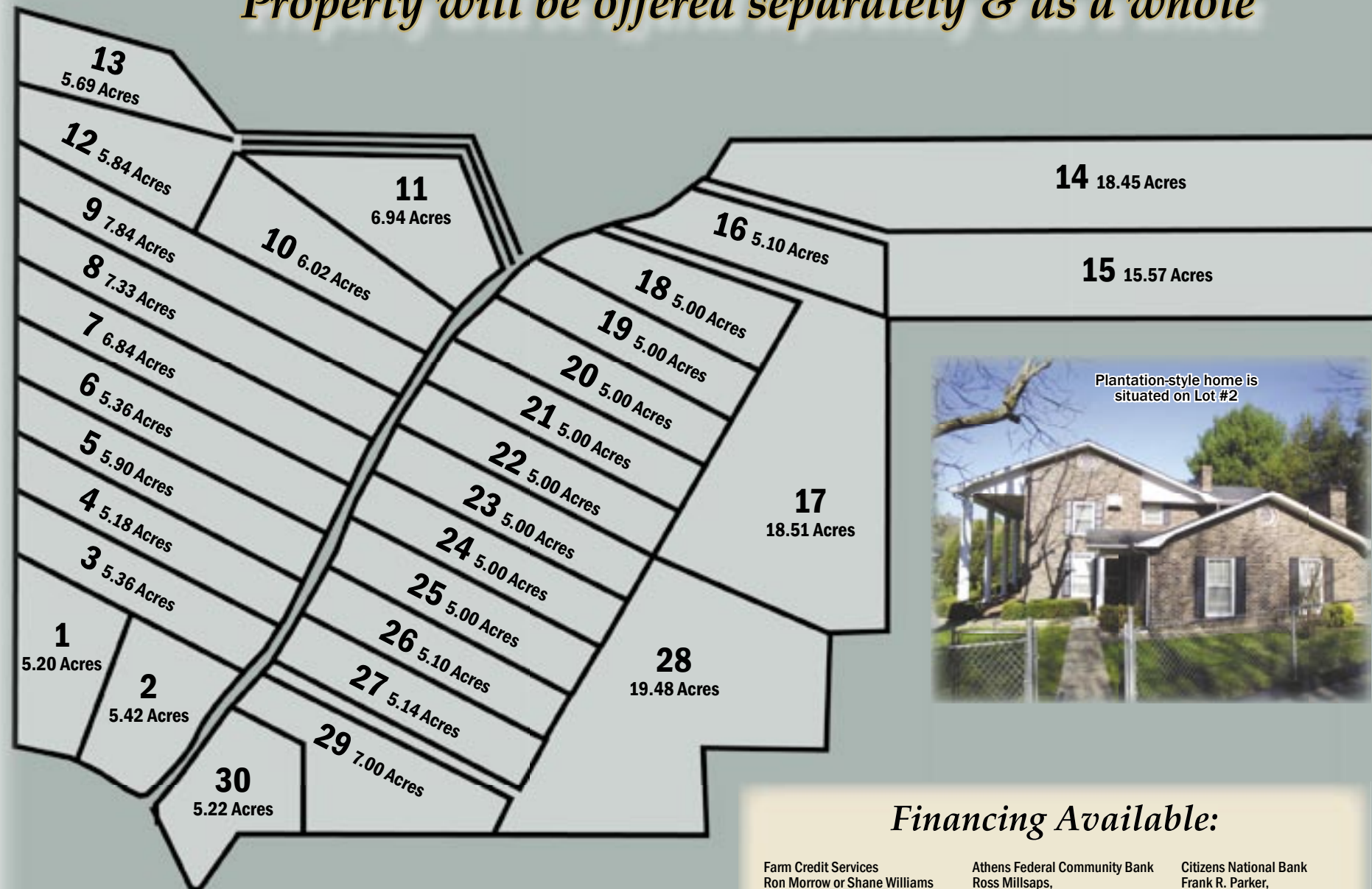
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Property will be offered separately & as a whole



Each tract offers beautiful building sites



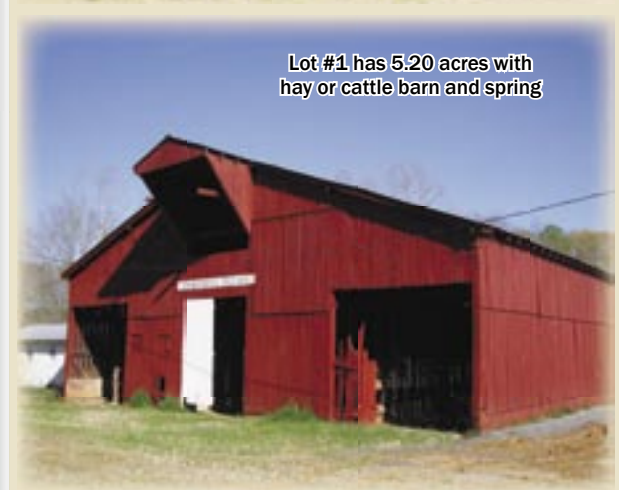
Lot #2 has 5.42 acres with home and spring house



Lot #2 also offers this equipment barn



Lot #14 has 18.45 acres with barn



Lot #1 has 5.20 acres with hay or cattle barn and spring



Lot #30 has 5.22 acres with mobile home



Plantation-style home is situated on Lot #2

Financing Available:

Farm Credit Services
Ron Morrow or Shane Williams
(423) 745-1683 - office
(423) 507-4298 - cell

Athens Federal Community Bank
Ross Millsaps,
Chief Credit Officer
(423) 745-1111

Citizens National Bank
Frank R. Parker,
Executive Vice President
(423) 745-0261 or
Fparker@citnatbank.com