

Foreclosure Real Estate Auction

By Order of Secured Party

Large Acreage Tracts in Sevier County

Saturday, May 8

Special Financing Available from BankEast:

- 3 year fixed rate of 5.95% with the first year interest only and paid monthly; after first 12 months, begin principal and interest payments based upon 20 year amortization of principal
- 5 year fixed rate of 6.25% with the first year interest only and paid monthly; after first 12 months, begin principal and interest payments based upon 20 year amortization of principal
- 35% Down Payment or additional collateral acceptable to BankEast such that the loan to purchase is 65% or less

1:00 PM
APPROX. 146.78 ACRES IN
BOYD'S CREEK COMMUNITY
 1013 Cedar Springs Valley Road

2:30 PM
APPROX. 140.68 ACRES
JUST OFF CHAPMAN HWY.
 Bates Gibson & Haney Road

Special Financing Available from Farm Credit Services of Mid-America

- 75% LTV
- Up to 25 years terms
- 3 year rate at 4.20% --rates are subject to change.
- 5 year rate at 4.85%

Contact Jerry Bowlin
 Farm Credit Services of Mid-America
 (865) 397-9444 FAX
 (865) 397-0792
 800-524-0932
 e-mail: dbowlin@e-farmcredit.com

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.

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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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Bates Gibson & Haney Road, Sevier County, TN



(865) 546-3206 • 1-800-4FURROW
 TN Lic. #62 • RE100508

FURROW
AUCTION
COMPANY



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FORECLOSURE REAL ESTATE AUCTION

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1:00 PM APPROX. 146.78 ACRES IN BOYD'S CREEK COMMUNITY

*Mixture of Wooded Areas
& Rolling Topography*

1013 Cedar Springs Valley Road

- Property is comprised of (3) tax parcels: Tax Map 036, Parcels 024.00, 024.02 & 024.04
- Utilities Available: Electric is located on the property. Water is currently not available to the property, but is located approximately 0.75 to 1 mile north along Cedar Springs Valley Road and Boyds Creek. Sewer is currently unavailable to the property.
 - Zoning: A-1 - Agricultural District
- Estimated Annual Real Estate Taxes: County - \$2,157.55. Est. Delinquent Taxes - \$4,314.00
Buyer responsible for all current and back taxes

• Directions: Travel East on Chapman Highway (US 441) toward Seymour, turn LEFT at traffic light with Exxon Station on your right onto Boyds Creek Highway, Travel 6.1 miles, Turn RIGHT onto Cedar Springs Valley Road, just past the Boyds Creek Market on your right, travel 1 mile to property on RIGHT.

* Acreage believed to be accurate but not guaranteed.
All information has been obtained from the Sevier County Courthouse

Special Bank Financing

2:30 PM APPROX. 140.68 ACRES JUST OFF CHAPMAN HWY.

*Beautiful Mountain Views
From This Property*

Bates Gibson & Haney Road

- Property is comprised of (2) tax parcels - Tax Map 070, Parcels 112.00 & 054.33
- Utilities Available: Electric is located on the property. Water is currently not available to the property, but is located approximately 1 mile north along Chapman Highway. Sewer is currently unavailable to the property.
 - Zoning: A-1 - Agricultural District
- Estimated Annual Real Estate Taxes: County - \$1,413.34. Est. Delinquent Taxes - \$2,826.
Buyer responsible for all current and back taxes

• Travel southeast on Chapman Highway (US 441) through Seymour and toward Sevierville, Turn RIGHT at Exxon Station onto Whites School Road and travel 2/10 miles, Turn LEFT to stay on Whites School Road and travel 4/10 mile, Turn RIGHT onto Goose Gap Road and travel 4/10 mile, Turn RIGHT onto Sugar Loaf Road and travel 6/10 mile, Turn LEFT onto Thomas Road and then an immediate LEFT onto Bates Gibson Road and travel 6/10 mile past Floyd's Auto Parts, Turn RIGHT onto Haney Road to property on LEFT

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