

ABSOLUTE REAL ESTATE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

Loudon & Blount County Land

- 15 Acres in Loudon County • 12 Acres in Blount County
- 3 Lots in Devault Meadows Subdivision in Louisville

All Properties Are Level & Clear With Easy & Convenient Access

Saturday, August 1

SALE #1 • 10:30 AM 3 Tracts, 15 Acres in Loudon County

DIRECTIONS: From I-75 take Exit 72 (Loudon Hwy 72 Exit) turn left and travel east toward Loudon 3/10 mile. Turn left onto Queener Road next to the Log Cabin BBQ Restaurant. Travel 3/10 mile to property located on both sides of the road.

SALE #2 • 12:00 NOON 12 Acres in Blount County

DIRECTIONS: Traveling south on Hwy 411, pass Royal Oaks Country Club, turn left onto Fairview Drive. Travel 4/10 mile, turn right onto Old Niles Ferry Road. Travel 3/10 mile, turn left onto Bert Garner Lane. Travel 1.5 miles, bear right onto Carpenters Grade Road to property on right.

SALE #3 • 1:30 PM 3 Lots in Devault Meadows

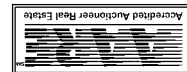
DIRECTIONS: From I-40 take exit 376B (I-140 E to Maryville) onto Pellissippi Parkway, travel 10.7 miles. Take right onto Topside Road (TN-333), travel 2.9 miles to stop sign. Turn left onto Louisville RD., travel 6/10 mile to right on Miser Station Rd. Travel 2/10 mile and turn right onto Little Dug Gap Road. Travel 1.6 miles to property on right.

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. *Sale day announcements control terms of sale.*

3% Broker Participation Available
(pre-registration required)

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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Loudon & Blount County Land
10:30 AM: 3 Tracts - 15 Acres in Loudon Co.
12:00 Noon: 12 Acres in Blount Co.
1:30 PM: 3 Lots Devault Subdivision, Louisville
Saturday, August 1



TN Lic. #62 • RE090801
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Knoxville, TN 37921
1022 Elm Street

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AUCTION
COMPANY**



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Sale #1 • 10:30 AM

3 Acreage Tracts - Approx. 15 Acres

Queener Road, just off Hwy. 72,
Loudon, TN

- Fantastic Location situated less than 1/2 mile from I-75 and minutes from downtown Loudon
- All utilities available
- Located across from Hampton Place Subdivision; 5.23 Acre Tract, 5.10 Acre Tract and 5.13 Acre Tract

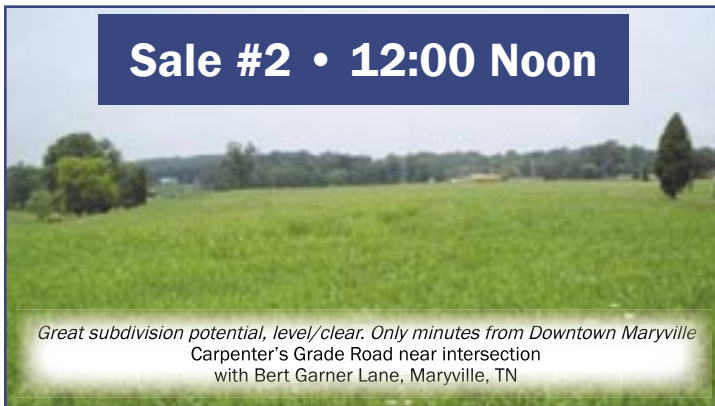


Guaranteed Bank Financing For These Properties: Improved lots: 20% cash down payment; 10 yr amortization / 7 yr maturity; 6.0% fixed interest rate.

Unimproved land: 25% cash down payment; 10 yr amortization / five yr maturity; 6% fixed interest rate.

Financing subject to proof of income, acceptable repayment capacity, no bankruptcy or material adverse credit reporting, and bank's customer identification program requirements.

Sale #2 • 12:00 Noon



Great subdivision potential, level/clear. Only minutes from Downtown Maryville
Carpenter's Grade Road near intersection
with Bert Garner Lane, Maryville, TN

12 Acres in Blount County

- Estimated Real Estate Taxes: Blount County - \$1,103.45 annually
- Utilities Available: Electric, Water
- Zoning: S (Suburbanizing District)

Sale #3 • 1:30 PM



Beautiful level lots, close to the lake, minutes from Pellissippi Parkway
Little Dug Gap Road, Just Off Miser Station Road,
Louisville, TN

3 Lots in Devault Meadows

- Estimated Blount County Real Estate Taxes: Lot 7 - Approx. \$321.68; Lot 8 - Approx. \$325.58; Lot 9 - Approx. \$364.05
- Utilities Available: Electric, Water
- Zoning: Residential



FURROW AUCTION COMPANY

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