

Foreclosure Real Estate Auction

By Order of Secured Party

19 Premier Lots in Dogwood Grove on Signal Mountain

4446 Shackelford Ridge Road, Signal Mountain, TN

Saturday, June 12 • 10:30 AM

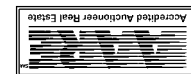


- Utilities Available: Electric - Electric Power Board; Water - Walden Ridge Utility District; Sewer - Hamilton County WWTA. Grinder pump must be purchased for \$2,990, plus 4800 tap-on permit; Natural Gas - Chattanooga Gas; Phone - AT&T
- Zoning: RE (Residential Estate)
- Estimated Annual Taxes Per Lot: City - \$400.00; County - \$710. Buyer responsible for current and back taxes.
- Directions: From downtown Chattanooga, take Hwy 27 North. Exit onto Signal Mountain Blvd./TN-8 N / US-127 N toward Signal Mountain. Travel 5 miles on US-127 to top of mountain. Take sharp LEFT, across from CVS Drug Store onto Signal Mountain Blvd. Travel 4/10 mile and turn LEFT at Signal Mountain Golf and Country Club onto Timberlinks Drive. Road will change to N Shackelford Ridge Road. Travel 2.9 miles to Dogwood Grove Subdivision on RIGHT, across from Nolan Elementary School.

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. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of auction.

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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in Dogwood Cove
on Signal Mountain**
4446 Shackelford Ridge Rd.,
Signal Mountain, TN
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(423) 763-0195 • 1-800-4FURROW
Knoxville, TN 37921

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Foreclosure Real Estate Auction

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19 Premier Lots in Dogwood Grove on Signal Mountain

4446 Shackelford Ridge Road, Signal Mountain, TN

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- Dogwood Grove is a unique 24 home residential community on Signal Mountain, Tennessee. Choose your homesite and then select your dream home.
- Dogwood Grove is a classically designed community with a comprehensive streetscape connected by wide 8-foot greenbelts planted with over 400 maples, dogwoods and redbuds between the street and sidewalk. A clay brick road and mountain stone clock tower in the entrance keeps time for passers by.
- Surrounded by Prentice Cooper State Forest and across the street from Shackelford Ridge Park, Dogwood Grove is also walking distance from highly ranked Nolan Elementary and the new Signal Mountain Middle/High School.
- This community site is truly one of a kind. Beautiful rolling land, wonderful views and surrounded by a state forest. It is an ideal community location where families can raise children in the freedom of open spaces and be able to walk them to school. Become connected to a community and embrace nature.

Lots to be sold:

- Lot 1 - 2301 Dogwood Grove Circle
- Lot 2 - 2313 Dogwood Grove Circle
- Lot 3 - 2325 Dogwood Grove Circle
- Lot 4 - 2337 Dogwood Grove Circle
- Lot 5 - 2349 Dogwood Grove Circle
- Lot 6 - 2361 Dogwood Grove Circle
- Lot 8 - 4517 Sunny Bear Way
- Lot 9 - 4500 Sunny Bear Way
- Lot 10 - 2385 Dogwood Grove Circle
- Lot 11 - 2397 Dogwood Grove Circle
- Lot 13 - 4417 Sparta Way
- Lot 14 - 4422 Sparta Way
- Lot 15 - 4414 Sparta Way
- Lot 16 - 4406 Sparta Way
- Lot 19 - 2445 Dogwood Grove Circle
- Lot 21 - 2324 Dogwood Grove Circle
- Lot 22 - 2312 Dogwood Grove Circle
- Lot 23 - 2300 Dogwood Grove Circle
- Lot 24* - 2350 Dogwood Grove Circle

*According to the recorded final plat of Dogwood Grove Subdivision, Signal Mountain, TN, Lot #24 is a community lot. No building permit is to be issued for a residential, commercial or industrial building on the community lot. Lot 24 is to be used for recreational purposes only. Maintenance to be assumed by the developer until lot is deeded to homeowners in the subdivision or to a homeowners association.



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