

# ABSOLUTE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

## 69.63 Acres with Farmhouse & Farm Equipment

Subdivided into Tracts • To Be Offered Separately & As A Whole  
900 Oakland Road, Sweetwater, TN

Saturday, April 12 • 10:30 AM

Open House: Sunday, April 6 • 2:00 - 4:00 PM



*Located just off I-75 at Exit 62  
in beautiful Monroe County*

Auction of Farm Equipment will immediately follow sale of Real Estate

**Terms: Real Estate** - 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.**  
**Equipment** - 10% Buyer's Premium. Cash, Wire Transfer, Cashier's Check, Company or Personal Check Accompanied by a Bank Letter of Guaranty. Payment is due day of sale.

*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

**Absolute Auction**  
To Be Sold To The Highest Bidder Without Minimum or Reservation

69.93 Acres w/Farmhouse

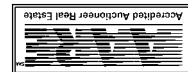
& Farm Equipment

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(865) 546-3206 • 1-800-4FURROW  
Knoxville, TN 37921  
TN Lic. #62 • RE080412

**FURROW  
AUCTION  
COMPANY**



PRESORTED  
STANDARD  
U.S. POSTAGE  
PAID  
PERMIT NO. 658  
KNOXVILLE, TN

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*Beautiful Monroe County*

Financing for real estate available through Volunteer Federal  
Contact Shelia Knox, 423-337-9326

- Ideal for development/estate-size tracts/equestrian
- Located just off I-75
- Over ½ mile frontage on Oakland Road
- Recently renovated farmhouse w/approx. 2,800 sq. ft., 4 BR, 2 bath
- Mixture of cleared fields and hardwood
- Accented with spring-fed creek
- Garage, barn and shop on property
- Estimated Annual Taxes: County \$668.00 for entire property. Taxes to be pro-rated at closing.

### AUCTION OF FARM EQUIPMENT WILL IMMEDIATELY FOLLOW SALE OF REAL ESTATE

- John Deere 458 Baler "New"
- Ford 5610 Tractor Loader w/bucket spear, 1900 hrs
- Kubota M4700 Tractor w/Woods Dual Loader, spear, 2034 hrs
- 8' Grader Box
- New Idea 4150 Hay Rake
- Kodiak 8' Bush Hog
- Walton 14'-16' Hay Tedder
- Kuhn 8' Disc Mower
- Leinbach Post Hole Digger w/3 augers
- Sprayer
- 24 Disc Harrow
- 9 prong Orchard Plow
- Horse Drawn Wagon, rubber tire, brakes
- Horse Drawn Cultivator, plow, harrow
- Hay Wagon 20'
- 2003 Better Built Gooseneck Trailer, 24'
- Equipment Trailer 16' tandem axle
- 140 Gallon Fuel Tank w/Filrite pump
- Honda 5hp Air Compressor
- Honda 400 Foreman 4-wheeler
- Wood Splitter 20 ton, vertical
- (4) 12' Feed Troughs



## 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