

# Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

## Income-Producing 10-Room Motel Near Oneida

# The Galloway Inn

299 Galloway Drive, Helenwood, TN

## Thursday, June 4 • 12:00 Noon

**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.**

- **Parking Spaces:** Fifteen (15) total parking spaces
- **Traffic Count:** average 13,776 daily.
- **Utilities Available:** Electric, Water, Sewer
- **Estimated Real Estate Taxes:** \$1,023.68 annually
- **Directions:** From Knoxville, Travel North on I-75 to Exit 141(TN 63 W) go towards Huntsville/Oneida. Go west (left) at Howard Baker Hwy/TN 63 for 20.3 miles. North (right) at Scott Hwy (US-27) for 3.6 miles. Turn on Galloway Drive.



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

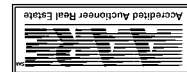
Dated Material • Do Not Delay

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Motel Near Oneida  
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## Absolute Auction



TN Lic. #62 • RE090604  
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Knoxville, TN 37921  
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*Income-Producing 10-Room Motel Near Oneida*

## The Galloway Inn

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*The original sandstone structure was built in 1953, and renovated in 2008.*

*The Galloway Inn Motel is a landmark in the area of Helenwood and Oneida, TN.*



- Charming 10-Room operating motel with experienced live-in manager.
- Improvements include a large, circular lobby and attached manager's apartment.
- High speed internet available for all rooms via wireless connections
- Opportunity for operating as a bed & breakfast.
- Less than 3 miles from the Scott Municipal Airport. Just off the main highway to the Big South Fork National River & Recreation Area.
- Approximately 3,630 Square Feet
- Approximately 1.81 Acres of Land
- Each room is approx. 210 sq. ft. with two (2) twin beds, 19" television, coffee maker, microwave, refrigerator, desk, dresser and private bathroom. The beds are less than two years old.
- 70% occupied yearly average. Income for 2008 - \$76,675, and for 2007 - \$92,814

In conjunction with:



Steve Goldman, CCIM  
(865) 777-3032



David DeLeese  
(865) 690-1111



## FURROW AUCTION COMPANY

1022 Elm Street • Knoxville, TN 37921 • (865) 546-3206 • 1-800-4FURROW

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