

ABSOLUTE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

Residential & Commercial Property Throughout East Tennessee

◊ Etowah ◊ Athens ◊ Lenoir City ◊ Alcoa ◊ Rockford

Friday, September 4

Sale #1 • 10:30 AM
Residential Lot in
Timber Ridge Subdivision
 Etowah, TN

Sale #2 • 11:30 AM
Partially-Renovated
2 BR, 2 BA Home
 506 Tellico Ave., Athens, TN

Sale #3 • 1:00 PM
3 Residential Lots in
Harrison Glen Subdivision
 Lenoir City, TN

Sale #4 • 1:00 PM
Golf Course Lot in
Rarity Pointe Subdivision
 Gallery Court, Lenoir City, TN

Sale #5 • 2:30 PM
2 Residential Lots in
St. Ives Subdivision
 Alcoa, TN

Sale #6 • 3:00 PM
Home on 2.7 Acres with
Commercial Potential
 3836 Vista Drive, Alcoa, TN

Sale #7 • 3:30 PM
3 BR, 1 BA Home
 320 Rockford Cedar St., Rockford, TN

TERMS: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) and is due on sale date 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. Sale date announcements control terms of all sales. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE.

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Sale 4



Sale 6



Sale 2



Sale 5



FURROW AUCTION COMPANY

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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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ABSOLUTE REAL ESTATE AUCTION

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FRIDAY, SEPTEMBER 4

SALE #1: 10:30 AM

Residential Lot in Timber Ridge Subdivision

Etowah (McMinn County), TN

- Lot # 3
- Approx. .79 acre
- Utilities Available: Electric, Water, Septic System
- Zoning: None
- Estimated Real Estate Taxes: \$97.21. Taxes to be pro-rated at closing.



SALE #3: 1:00 PM

3 Residential Lots in Harrison Glen Subdivision

Lenoir City, TN

- Lots 2, 3 & 4
- Restricted community
- Adjacent Lenoir City High School
- Utilities Available: Electric, Water, Sewer, Gas
- Zoning: R-4 - Residential District
- Estimated Real Estate Taxes: County - \$126.11 (per lot); City - \$92.63 (per lot). Taxes to be pro-rated at closing.



SALE #5: 2:30 PM

2 Residential Lots in St. Ives Subdivision

Alcoa, TN

- Restricted community
- Lots 93 & 100
- Adjacent Green Meadows Golf Course
- One of Alcoa's most prestigious subdivisions
- Convenient to airport
- Utilities Available: Electric, Water, Sewer
- Zoning: Residential
- Estimated Real Estate Taxes: County - \$401.40 (per lot); City - \$378.00 (per lot). Taxes to be pro-rated at closing.



SALE #6: 3:00 PM

Home on 2.7 Acres

Ideal for Restaurant, Retail or Business Services

3836 Vista Drive, Alcoa, TN

- 469' Frontage on Alcoa Hwy.
- Approx. 1,980 sq. ft.
- Currently being rented (month to month) for \$850 monthly
- Utilities Available: Electric, Water
- Zoning: General Business E
- Estimated Real Estate Taxes: County - \$2,726.18; City - \$2,567.25. Taxes to be pro-rated at closing.



SALE #2: 11:30 AM

Partially-Renovated 2 BR, 2 BA Home

506 Tellico Ave., Athens, TN

- Approx. 1,280 sq. ft.
- 75' x 150' lot
- Unfinished basement with single car garage
- Utilities Available: Electric, Water, Sewer
- Zoning: R2 - Medium Density Residential
- Estimated Real Estate Taxes: County \$173.42. City \$124.29.



SALE #4: 1:00 PM

Golf Course Lot in Rarity Pointe

Auction to be held at Harrison Glen site

Gallery Court, Lenoir City, TN

- Lot # 308
- Approx. .40 acre
- Overlooks 15th fairway
- Utilities Available: Electric, Water, Sewer
- Zoning: R - Residential
- Estimated Real Estate Taxes: \$912.00. Taxes to be pro-rated at closing.



Financing Available:

Family Residence: 15% cash down payment; 30 year amortization; 10 year maturity; 5.5% fixed interest rate.

Improved Lots: 20% cash down payment; 10 year amortization; 7 year maturity; 6% fixed interest rate.

Unimproved Land: 25% cash down payment; 10 year amortization; five year 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 #7: 3:30 PM

2 Bedroom, 1 Bath Home

320 Rockford Cedar St.,
Rockford, TN

- Ideal investment property
- Approx 950 sq. ft.
- Utilities Available: Electric, Water, Gas, Septic System
- Zoning: S - Suburbanizing
- Estimated Real Estate Taxes: \$194.01. Taxes to be pro-rated at closing.

