

# Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

## Residential & Commercial Lots in Blount County

Auction to be held at Trillium Cove Shopping Village, Townsend, TN

### Saturday, May 22 • 12:00 Noon



Special Financing Available from BankEast:

- 3 year fixed rate of 5.95% with the first year interest only and paid monthly; after first 12 months, begin principal and interest payments based upon 20 year amortization of principal
- 5 year fixed rate of 6.25% with the first year interest only and paid monthly; after first 12 months, begin principal and interest payments based upon 20 year amortization of principal
- 35% Down Payment or additional collateral acceptable to BankEast such that the loan to purchase is 65% or less



- 2 Residential Lots in Kinzel Springs • 2 Commercial Lots in Trillium Cove Shopping Village
- 1 Residential Lot in Leatherwood Estates

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) 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 supercede any previous information.*

*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

Join our group on Facebook



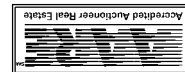
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Trillium Cove Shopping Village, Townsend, TN

## Residential & Commercial Property in Blount County

### Absolute Auction

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TN Lic. #62 • RE100522  
(865) 546-3206 • 1-800-4FURROW  
Knoxville, TN 37921

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### 2 Cul-de-sac Lots in Kinzel Springs • *Exclusive gated mountain community*

- 121 Sunshine Way
- 122 Sunshine Way
- Zoning: Rural District 2
- School Zoning: Townsend Elementary, Heritage Middle, Heritage High

- Utilities: Electricity by Alcoa City Utilities Department; Water by Tuckaleechee Utility District; Septic
- Estimated Annual Real Estate Taxes: County \$351.19 each lot. Taxes pro-rated at closing.

- Directions: From Maryville College travel East on E LAMAR ALEXANDER PKWY/US-321/TN-73/WALLAND HWY. Continue to follow US-321 N/TN-73 E/WALLAND HWY. Travel 13.3 miles. Turn RIGHT onto LONG BRANCH

RD. Travel 0.5 miles. LONG BRANCH RD becomes KINZEL SPRINGS WAY. Turn RIGHT onto SUNSHINE WAY.

*Auction to be held here*



### 2 Commercial Lots in Shopping Village

- Units C-U5 and C-U15 on Lamar Alexander Parkway, Townsend, TN
- Zoning: B-1 General Business District
- Utilities: Electricity by Alcoa City Utilities Department; Water by Tuckaleechee Utility District

- Estimated Annual Real Estate Taxes: County \$758.20 each lot. Taxes to be pro-rated at closing.
- Directions: From Maryville College, travel East on E. Lamar Alexander Parkway/TN-73 E/US-321 N and travel 19.0 miles to the property on your LEFT.



### Scenic Lot on Leatherwood Drive

- Zoning: R-1 Rural District 1
- Utilities: Electricity by Alcoa City Utilities Department; Water by Tuckaleechee Utility District; Septic
- Estimated Annual Real Estate Taxes: County \$104.25.
- Directions: From Maryville College, travel East on Hwy 321. Turn LEFT onto Old Walland Drive and travel 0.2 miles. Turn RIGHT onto Leatherwood Drive and travel 0.1 miles to the property on your RIGHT



# FURROW AUCTION COMPANY

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

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