

REAL ESTATE AUCTION

Subject to Chancery Court Confirmation

Nice Starter Home in North Knoxville

Conveniently located off I-75 at Merchants Road

301 Naueda Drive, Knoxville, TN

Wednesday, Jan. 20 • 12:00 Noon

Open House: Wednesday, Jan. 13 • 11:00 AM - 3:00 PM



- Approx. 1,034 sq. ft. home
- 3 Bedrooms, 2 Baths
- Built in 1950
- Conveniently located just off I-75 at Merchants Rd.
- Zoning: R-1: Low Density Residential District
- Utilities: Electric, Gas, Water, Sewer - provided by Knoxville Utilities Board
- Estimated Annual Taxes: Knoxville City - \$456.33; Knox County - \$438.00
- Directions: Travelling north on I-75, take exit 108 (Merchants Road). Turn right onto Merchants Drive and travel .4 mile. Turn right onto Fennel Road and travel .1 mile. Turn right onto Naueda Drive and travel .1 mile to property on right.

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on 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 CHANCERY COURT CONFIRMATION. NO EXTENSIONS AVAILABLE.** Note: Homes built before 1978 may contain lead-based paint.



FURROW AUCTION COMPANY

1022 Elm Street, Knoxville, TN 37921

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