

# REAL ESTATE AUCTION

Subject to Chancery Court Confirmation

## 3 Acreage Tracts in Madisonville

Auction to be held at 168 Atkins Lane, Madisonville, TN

### Saturday, September 11 • 10:30 AM



- Property #1: 168 Atkins Lane - Approx. 149 acres with 1,800 sq. ft. brick house
- Property #2: Federal Trail - Approx. 16 Acres
- Property #3: Green Hill Road - Approx. 10.37 acres

### SPECIAL FINANCING!

- Financing Terms up to 25 Years
  - 25% Down Payment
  - Rates subject to credit approval of buyer
- Contact: Shane Williams, Financial Services Officer**  
Farm Credit Services of Mid America  
(423)745-1683 • swilli1@e-farmcredit.com
- 25% Down Payment
  - Rates subject to credit approval of buyer
- Contact: Abby Cook, Volunteer Federal**  
(423) 442- 4545

**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 HEARING ON SEPT. 13. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of auction.

*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

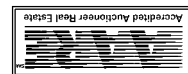


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## Real Estate Auction



TN Lic. #62 • RE100911  
(865) 546-3206 • 1-800-4FURROW  
Knoxville, TN 37921

1022 Elm Street  
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AUCTION  
COMPANY**



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KNOXVILLE, TN

# REAL ESTATE AUCTION

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## 3 Acreage Tracts in Madisonville

Auction to be held at 168 Atkins Lane, Madisonville, TN

**Saturday, September 11 • 10:30 AM**

### Property #1: 168 Atkins Lane

- Approx. 149 acres with 1,800 sq. ft. brick house
- Beautiful pond
- 2 Large creeks
- Utilities: Electricity, well, septic
- Estimated Real Estate Taxes: Monroe County \$721.67

### Property #2: Federal Trail

- Approx. 16 Acres
- Utilities: Electricity, well, septic
- Estimated Real Estate Taxes: Monroe County \$344.00

### Property #3: Green Hill Road

- Approx. 10.37 acres
- Utilities: Electricity, water, septic
- Estimated Real Estate Taxes: Monroe County \$256.00

### DIRECTIONS:

- **PROPERTY #1:** From the Intersection of Hwy 411 and TN, travel East on Hwy 411 for 0.5 miles and take a **RIGHT** onto Tellico St. just before the Wal-mart Supercenter on your Left. Then travel for 0.3 miles and take your second **LEFT** onto Rocky Springs Road just after passing the Modern Health Club on your Right. Then Travel 1.4 miles and turn **RIGHT** onto Old Store Road and travel 0.2 miles. Then turn **LEFT** onto Atkins Road and travel 0.9 miles to the property on your **LEFT**.
- **PROPERTY #2:** Follow directions to property #1 to left onto Rocky Springs Road, then travel 1.5 miles and turn **LEFT** onto Federal Trail and travel 0.6 miles to the property on your **LEFT**.
- **PROPERTY #3:** Follow directions from property #1 to left onto Rocky Springs Road, then travel 2.7 miles, just passing Rocky Springs Baptist Church on your **LEFT** travel 0.2 more miles and turn **LEFT** onto Green Hill Road. Travel 0.2 miles to Green Hill Road to the property on your **LEFT**.



# 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