

**ABSOLUTE ESTATE**

**2  
HOMES  
IN 3  
TRACTS**

# Auction

**NO  
MINIMUMS  
NO  
RESERVES**

**Saturday, Nov. 12, 2016 at 10:30 AM**

**1706 Hwy 25/70 E  
Dandridge, TN 37725  
2,052 Sq. Ft.  
4 bedroom 2.5 bath  
1998 Clayton Mobile Home  
on 0.697 Acre +/-**



**NO BUYER'S PREMIUM ON THE REAL ESTATE**

**1708 Hwy 25/70 E  
Dandridge, TN 37725  
1,184 Sq. Ft.  
2 bedroom 1 bath home  
on 0.873 Acres +/-**



**Open House  
Friday Nov. 11  
from  
4-6 PM**

**Vacant Lot #13  
Dandridge, TN 37725  
1.011 Acres +/- Zoned A-1  
Utility Water Available**



**Dandridge Office  
862 Hwy 92 S  
Dandridge, TN 37725  
865-397-4214**

**Jackson**  
Real Estate & Auction

**www.JacksonJackson.com**  
Firm #2789

**Financing Available to ALL  
Qualified Buyers!**

**For Details Call  
865-548-4215 or 865-368-1400**

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**2004  
FORD F150**

**4 door - 38,700 miles**

**VIN 1FTPW12544KD72589**



**10% BUYER'S PREMIUM ADDED TO ALL PERSONAL PROPERTY**

Jackson Real Estate and Auction has been commissioned by the Potter Estate to sell these three magnificent properties in Dandridge, TN. Along with the three tracts of Real Estate, there is a multitude of personal property consisting of furniture, glassware, trinkets, collectibles, dishes, a pool table, a gun cabinet, medical equipment, lawn equipment, hand tools, a free standing carport, and much more. Approximately 1 mile from Swann's Marina and Main Channel of Douglas Lake.

**DIRECTIONS:** From I-40 exit 424, turn onto Hwy 113 South, go 2/10 of a mile and turn left on Hwy 25/70 East, go 2 miles to Auction site on left.

**LEAD BASE PAINT DISCLOSURE:** Any house built prior to 1978 has the potential to have lead base paint. Therefore, all potential buyers shall have a 10 day right to inspect. The inspection date begins on November 1st, 2016.

**TERMS OF SALE:** Buyers must have a personal check, cashier's check or cash onsite to pay a 10% deposit on day of sale. Buyers will be required to sign a contract and promissory note for the amount of their bid. Said note shall become null and void at the closing. All deposit money shall be held in a trust account until closing. Personal property is to be paid for day of sale.

**CLOSING:** Final settlement and closing shall occur on or before 30 days. Closing and transfer of deed will be at Jefferson Title, Dandridge, TN.

**DISCLAIMER:** The 4 bedroom house located at 1706 has a 2 bedroom septic permit. All information contained herein is from public records and is not guaranteed. Property sold in "As-Is" condition. A title opinion has been completed by Attorney Larry Churchwell, and that opinion is available to the public. According to the attorney, the title to the properties are free and clear of liens and can transfer. Title insurance is available upon request. Please measure and inspect to your satisfaction. By bidding publicly, the buyer is stating that they have completed their due diligence, the Buyer is waiving any further inspections, are satisfied with all aspects of the property, and have the necessary funds to close.



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Call Mark Jackson at 865-548-4215 or Rodney Manning at 865-368-1400**