

**ABSOLUTE LAKEFRONT**

**2  
TRACTS  
2.14  
ACRES**

# *Auction*

**NO  
MINIMUMS  
NO  
RESERVES**

**Saturday, Aug. 12, 2017 at 10:30 AM**

**Open House  
Friday, August 11, 2017  
from 4-6 pm**

**Tract 1**

**Tract 2**

\*Map Not to Scale  
Boundry Line Approximate

***Buy Online or Buy Onsite!***

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

**Jackson**  
Real Estate & Auction

[www.JacksonJackson.com](http://www.JacksonJackson.com)

Firm #2789

***Bid Live  
Online***  
**JacksonJackson.com**

# ABSOLUTE LAKEFRONT

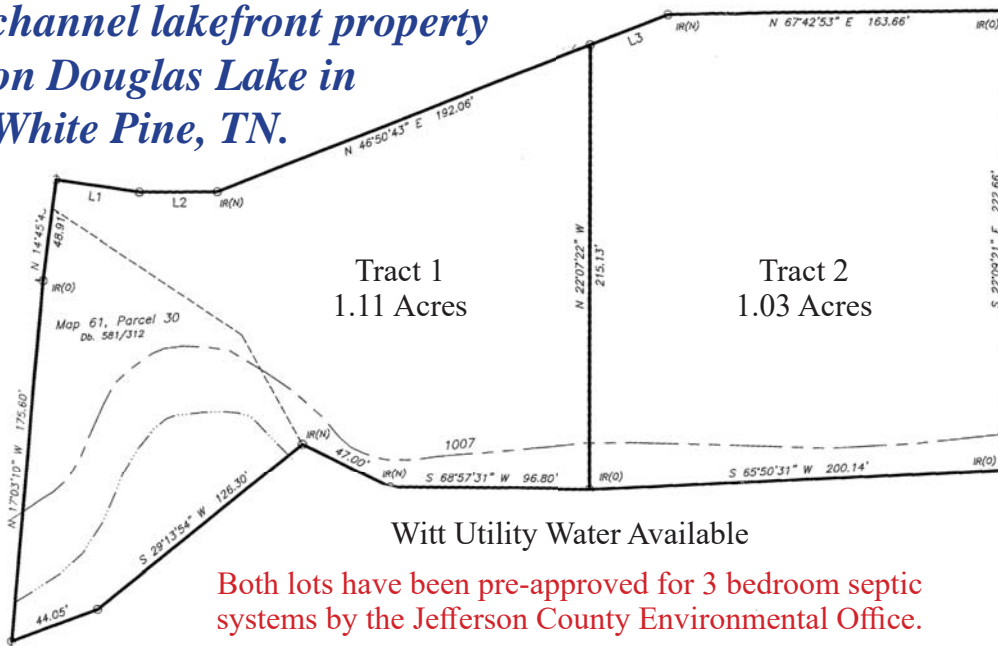
**2  
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# Auction

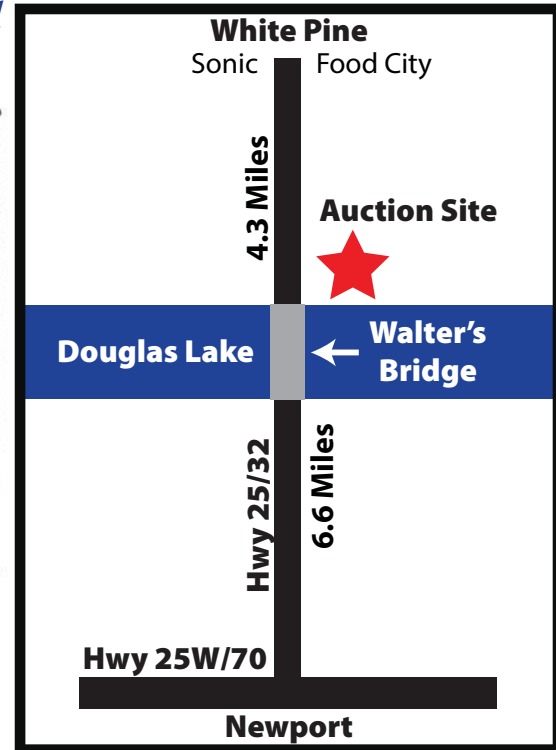
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NO  
RESERVES**

## Saturday, Aug. 12, 2017 at 10:30 AM

*Jackson Real Estate and Auction has been commissioned by the Valentine Estate to sell this magnificent main channel lakefront property on Douglas Lake in White Pine, TN.*



Both lots have been pre-approved for 3 bedroom septic systems by the Jefferson County Environmental Office.



## 10% BUYER'S PREMIUM

**DIRECTIONS:** From I-81 exit 8, take Hwy 25/32 South 6.4 miles to Auction site on left. From Hwy 25/70 in Newport take Hwy 25/32 North 6.6 miles to Auction site on right.

**TERMS OF SALE:** Buyers must have a personal check, cashier's check or cash onsite to pay a 10% non-refundable deposit on day of sale. Buyers will be required to sign a contract and promissory note for the amount of their contract. Said note shall become null and void at the closing. All deposit money shall be held in a trust account until closing. Online Terms of Sale will be found on [www.JacksonJackson.com](http://www.JacksonJackson.com).

**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:** Announcements made day of sale shall take precedence. 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. Taxes are to be prorated on the date of closing. 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.

**2% Broker Participation is available. Call office for details.**

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For More Information visit - [www.JacksonJackson.com](http://www.JacksonJackson.com)  
Call Mark Jackson at 865-548-4215 or Rodney Manning at 865-368-1400