

ABSOLUTE

Auction

**6.05 +/-
ACRES
3
TRACTS**

**NO
MINIMUMS
NO
RESERVES**

Saturday, Oct 22, 2016 at 10:30 AM



Looking for **PRIME** investment property or a quiet place to call home then please feel free to bid at this public **ABSOLUTE AUCTION!** This property is located 1.9 miles from **CHEROKEE LAKE** and has **PUBLIC ACCESS** to nearly **30,000 acres of PUBLIC WATER for fishing and boating!** Prime property comes along only once in a lifetime and now is your time to start a business, build a home or country store. You could have all three, one on each lot! Now is the time to invest in prime property.

Please feel free to drive by anytime. Contact Mark Jackson at 865-397-4214 or Rodney Manning at 865-368-1400 for additional information. You may also view these documents online at www.JacksonJackson.com. Please look for the auction button on our website.

COMMERCIAL • RESIDENTIAL • ZONED A-1

BUY AT AUCTION! YOU SET THE PRICE!

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

Jackson
Real Estate & Auction

www.JacksonJackson.com

Firm #2789

Jefferson City Office
1418 Russell Ave
Jefferson City,
TN 37760
865-475-4242

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Saturday, Oct 22, 2016 at 10:30 AM

On the corner of Hwy 92 N and Hickory Hills Rd, Jefferson City TN

ABSOLUTE AUCTION! Everyone Invited to Bid! Jackson Real Estate & Auction has been commissioned to sell at **Absolute Auction 6.05 acres +/-** of **Commercial or Residential** land divided into **3 tracts** located in **Jefferson County, TN** belonging to Mr. and Mrs. W.J. Hawk.

This **PRIME PROPERTY** is lot number 3 of Hickory Hills Subdivision and has been owned by Mr. and Mrs. W.J. Hawk since 1976. The tract of land has been subdivided into 3 lots. Lot #1 is 2.04 acres +/-, Lot #2 is 2.00 acres +/-, and Lot #3 is 2.01 acres +/- . The new plat is recorded in the Jefferson County register of deeds office in Plat Cabinet M, Slide 892.

TDOT traffic count shows approximately 5,700 cars per day pass this location making it ideal for any business or home.

These 3 properties will be sold at **ABSOLUTE AUCTION** to the highest bidder on **Saturday, October 22nd, 2016 at 10:30 am**. The auction will be held onsite. Rain or Shine! No minimum or reserve price has been set.

YOU BID! YOU SET THE PRICE!

BUYERS PREMIUM: 10% Buyers Premium added to the successful bid to determine the final contract price.

DIRECTIONS: From Jefferson City at the red light next to Tennova Hospital take Hwy 92 North 1 mile and turn left on Hwy 92 North and travel 2 miles to auction site on the corner of Hwy 92 North and Hickory Hills Road, Jefferson City TN.

TERMS OF SALE: Buyers must have onsite a personal check, cashier's check or cash and pay a 10% deposit on day of sale, 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. **CLOSING:** Final settlement and closing shall occur on or before 30 days at Closing and transfer of deed will be at Jefferson Title, 1030 S. Hwy 92, Dandridge, TN 37725 Tel: 865-397-9428, Tracey Monroe closing agent.

DISCLAIMER: 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 publically the buyer is stating that they have completed their due diligence and are satisfied with all aspects of the property and have the necessary funds to close.



10% BUYERS PREMIUM WILL BE ADDED TO EACH SUCCESSFUL BID

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*For More Information visit - www.JacksonJackson.com
Call Mark Jackson at 865-548-4215 or Rodney Manning at 865-368-1400*