

60+/- ACRES OFFERED IN TRACTS

RANGE FROM 5+/- TO 12+/- ACRES EACH
WITH MOBILE HOME & BARN

AUCTION
Held On Location
SATURDAY
MAY
1st
@ 10:00 AM



1864 Farrar Hill Rd Manchester, Tennessee



- Beautiful Open Pasture - Mixed with Woods & Ponds
- Wonderful Building Locations
- Each Tract Has a Soil Site
- Utilities Available
- Tract 2: 5.80+/- AC with pond
- Tract 3: 8.24+/- AC
- Tract 4: 5.85+/- AC
- Tract 5: 12.61+/- AC
- Tract 6: 11.77+/- AC
- Tract 7: 5.01+/- AC with 3 BR Mobile Home & Barn
- Tract 8: 5.01+/- AC
- Tract 9: 6.61+/- AC with pond

See Video, Documents & More @ ComasMontgomery.com

PREVIEW: Sunday, April 25th from 1-2 PM

AUCTIONEER: Carl Montgomery • Lic. #2851 • (615) 615-589-0078 / (615) 895-0078

Directions: I-24 to exit 105 Busy Corner to Hwy. 41 Murfreesboro Hwy. to right on Cantrell Lane to left on Old Murfreesboro Rd. to right on Farrar Hill Rd. Look for auction signs.
Real Estate Terms: Selling On Location. 10% Buyers Premium added to the final bid price to determine final selling price. 10% down day of sale and balance due at closing. Property information believed to be accurate but not guaranteed. Buyer should independently verify all information prior to bidding. Announcements made day of sale take precedence over any previous advertising. Any items remaining on the property at closing shall be the buyer's responsibility to remove.

**COMAS MONTGOMERY**
REALTY & AUCTION CO., INC.
817 S. CHURCH ST., SUITE A., MURFREESBORO, TN 37130

615-895-0078 • 800-825-5523
COMASMONTGOMERY.COM



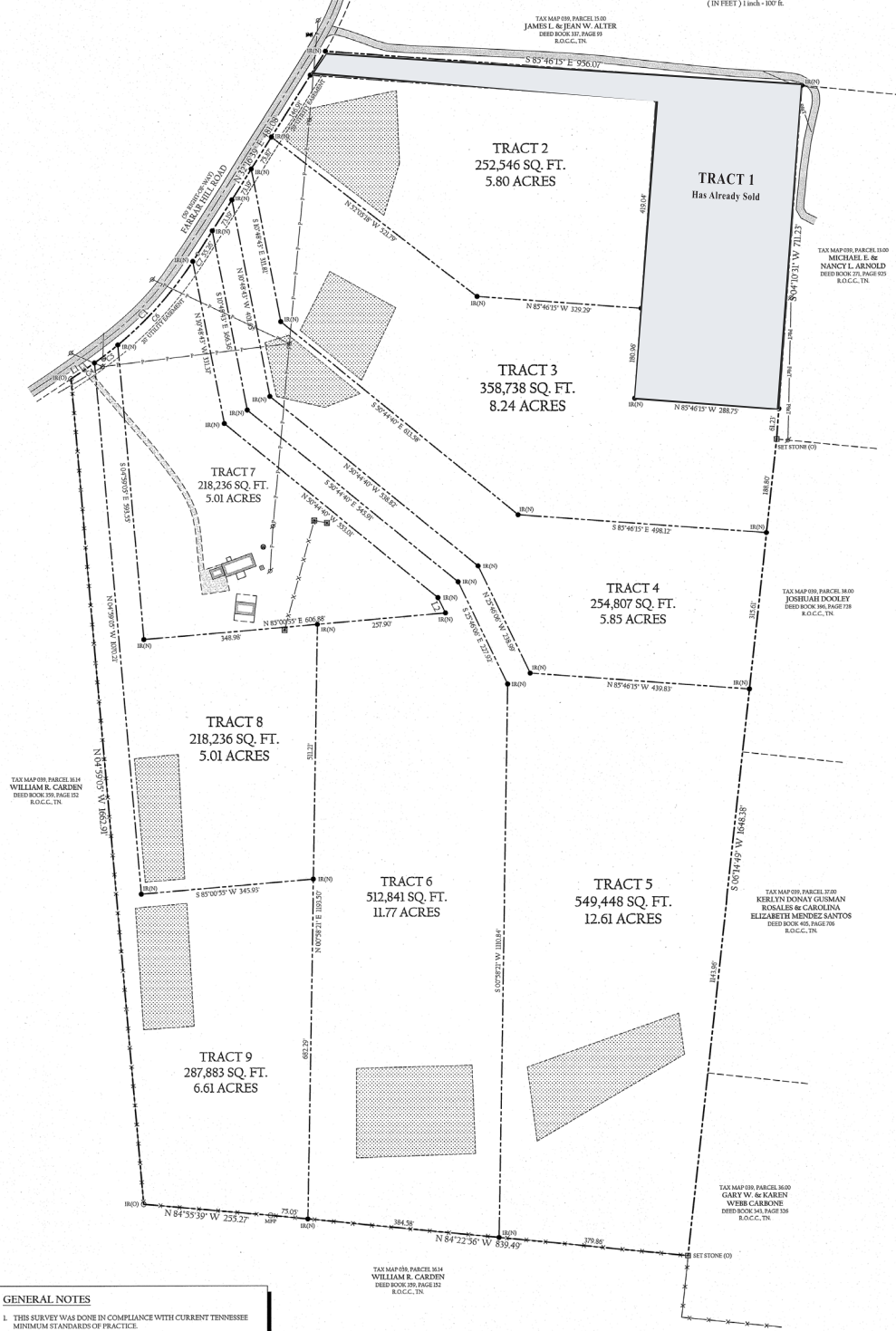
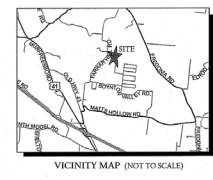
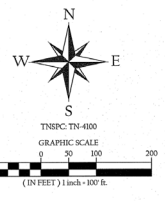
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.
Taylor Dillehay
TAYLOR DILLEHAY R.C.S. #2597
 WHITTENBURG LAND SURVEYING, LLC
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	772.85	337.77	335.32	N 44°39'38" E	24°17'58"
C2	772.85	67.58	67.54	N 54°04'49" E	4°39'57"
C3	772.85	266.41	259.88	N 41°33'20" E	19°18'01"
C4	772.85	24.39	24.39	N 55°40'22" E	1°48'29"
C5	772.85	59.36	59.29	N 51°34'20" E	4°23'58"
C6	772.85	236.40	223.60	N 41°59'00" E	19°49'07"
C7	772.85	17.72	17.72	N 42°36'03" E	1°38'48"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°34'37" E	12.68'
L2	N 25°40'08" W	14.27'



PARCEL REFERENCE
 BEING ALL OF PARCEL 1612, AS SHOWN ON COFFEY COUNTY TAX MAP 09.

DEED REFERENCE
 BEING THE SAME PROPERTY CONVEYED TO WINFRED B. TEAL OF RECORD IN DEED BOOK 298 PAGE 001, R.O.C.C., TN.

IF YOU DIO IN TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW!

LEGEND

- IRON REBAR (OLD)
- IRON REBAR (NEW)
- NON-ACCOMMODATED POINT
- SET STONE (OLD)
- METAL FENCE POST
- WATER METER
- WATER VALVE
- UTILITY POLE
- POWER LINE
- FENCE LINE
- REGISTER'S OFFICE
- COFFEY COUNTY, TN.
- SOILS AREA
- GRAVEL AREA
- ASPHALT SURFACE

WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-526-9600

GENERAL NOTES

- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, BTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN NOVEMBER 11, 2020 AND MARCH 10, 2021 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORRS STATION REFERENCED TO NAD 83 (NAD 83) (GPOC 1200), GEOID 12A.
 *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED H 0.006, V 0.011.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR REMEDIATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RISK INSURANCE MAP #19063000C DATED 05-04-2008, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARDOUS AREA.

LOT TABLE

NO.	ACRES
1	5.09
2	5.80
3	8.24
4	5.85
5	12.61
6	11.77
7	5.01
8	5.01
9	6.61

TOTAL AREA = 65.98 ACRES±

BOUNDARY SURVEY
WINFRED B. TEAL PROPERTY
 1804 FARRAR HILL ROAD
 3rd CIVIL DISTRICT, COFFEY COUNTY
 MANCHESTER, TENNESSEE

SCALE: 1"=100'
 ACRES: 05.98±
 PROJECT NUMBER: 20-028
 DATE: 03-07-2021
 SHEET: 1 of 1

TAX MAP 09, PARCEL 1612
 1"=100'
 1"=100'
 1"=100'

WHITTENBURG LAND SURVEYING
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 Cookeville, Tennessee - 38501
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