

ABSOLUTE AUCTION

THURSDAY - NOV. 15TH - 6 P.M.
MARTIN, TN 38237

HOUSE & 136 ACRES



**AUCTION HELD
OFF-SITE AT
123 CHURCH STREET
MARTIN, TN**

OFFERED IN 5 TRACTS

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Alexander

AUCTIONS & REAL ESTATE SALES

MARVIN E. ALEXANDER CAI, Auctioneer, TL 9;TFL 107
239 University Street * P.O. BOX 129 * Martin, TN 38237
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ABSOLUTE LAND AUCTION

TRACT 1: 5.94 ACRES ~ 240 FT. FRONTAGE - GOOD LEVEL BUILDING SITE IN YOUNG TREES. LARGE POND - AREAS FOR PASTURE - SMALL BARN



TRACT 3



TRACT 2: 1 1/2 STORY RESIDENCE & 8.18 ACRES OF TIMBERLAND. FANTASTIC SHADY LOT ~ HOUSE NEEDS MAJOR RENOVATIONS ~ LIVING ~ DINING ~ KITCHEN ~ 2 BEDROOMS ~ BATH DOWNSTAIRS ~ 2 BEDROOMS & REAR BALCONY UPSTAIRS ~ DEMOLISH & BUILD YOUR DREAM HOME ON SHADY LOT ~ OLD FRAME BUILDING & SHED BEHIND RESIDENCE ~ 757 FT. ALONG COLLIER ROAD ~ COVERED IN TIMBER WITH ADDITIONAL BUILDING LOTS

TRACT 3: 47.99 ACRES ~ 90% TILLABLE LEVEL PRODUCTIVE LAND

TRACT 4: 72.869 ACRES ~ 2 FIELDS OF PRIME ROW CROP & TIMBERLAND ~ 34 ACRES OF BRANCH BOTTOMLAND ALONG CANE CREEK ~ 8 TO 9 ACRES TIMBER IN NORTHEAST & NORTHWEST CORNERS ~ GOOD DEER & TURKEY HUNTING



TRACT 4

ABSOLUTE LAND AUCTION

THURSDAY ~ NOVEMBER 15TH ~ 6 P.M. ~ 2018

MARTIN, TN 38237

PROPERTY LOCATED AT 1036 COLLIER ROAD. TURN WEST OFF SKYHAWK PARKWAY (TN 43) AT THE LITTLE GENERAL ONTO THREE POINT AND MT. PELIA ROAD (STATE HWY 216), GO 3 MILES & TURN SOUTH ONTO COLLIER ROAD. GO 1.8 MILES TO PROPERTY ON RIGHT.

JAMES "HASSELL & RUPANE" COLLIER HOMESTEAD
ALEXANDER AUCTIONS has been commissioned by the four owners (heirs of James H. Collier) to sell the Collier Land.

**FRAME RESIDENCE ~ 136 ACRES
OFFERED IN 5 TRACTS & COMBINATIONS**

89.6 ACRES TILLABLE ~ PRIME ROW CROP & PASTURELAND ~ 34 ACRES BRANCH BOTTOMLAND ALONG CANE CREEK ~ GROWING TIMBER ~ SOME READY TO HARVEST



TRACT 2: 1 1/2 STORY FRAME RESIDENCE & 8.18 ACRES OF MATURE TIMBER. WOODED LOT - 757 FT. FRONTAGE ON COLLIER ROAD. ADDITIONAL BUILDING LOTS.

AUCTION HELD OFF-SITE AT 123 CHURCH STREET BUILDING, MARTIN, TN 38237

Visit Our Website: www.alexanderauctions.com

OPEN HOUSE:
SUNDAY - NOV. 11TH - 1:30 PM - 4 PM
For Private Showing
Call Alexander Auctions
Inspect Land on your own!

MEMBER

10% Buyer's Premium Added To Final Bid To Reach Total Sales Price.

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"PROFESSIONALIZED SERVICE HAS CAUSED MORE PEOPLE TO SELL THE ALEXANDER WAY"
"1989 INTERNATIONAL AUCTIONEER CHAMPION"
"1997 ALL 'ROUND WORLD CHAMPION AUCTIONEER"

**GREAT LOCATION - 6.6 MILES SW OF MARTIN AND UNIVERSITY OF TENNESSEE
15.8 MILES SOUTHEAST OF UNION CITY ~ DISCOVERY PARK & I-69**

Original tract owned by Collier Family since 1926.

**TRACT 1: 5.941 ACRES
240 FT. FRONTAGE
GREAT BUILDING TRACT
LARGE FISH POND -
SMALL CALF BARN**



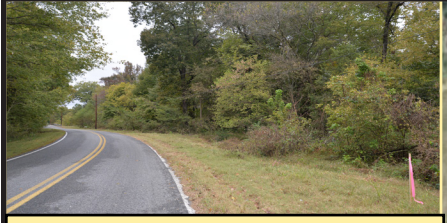
TRACT 2: RESIDENCE & 8.187 ACRES



TRACT 3: 47.992 ACRES



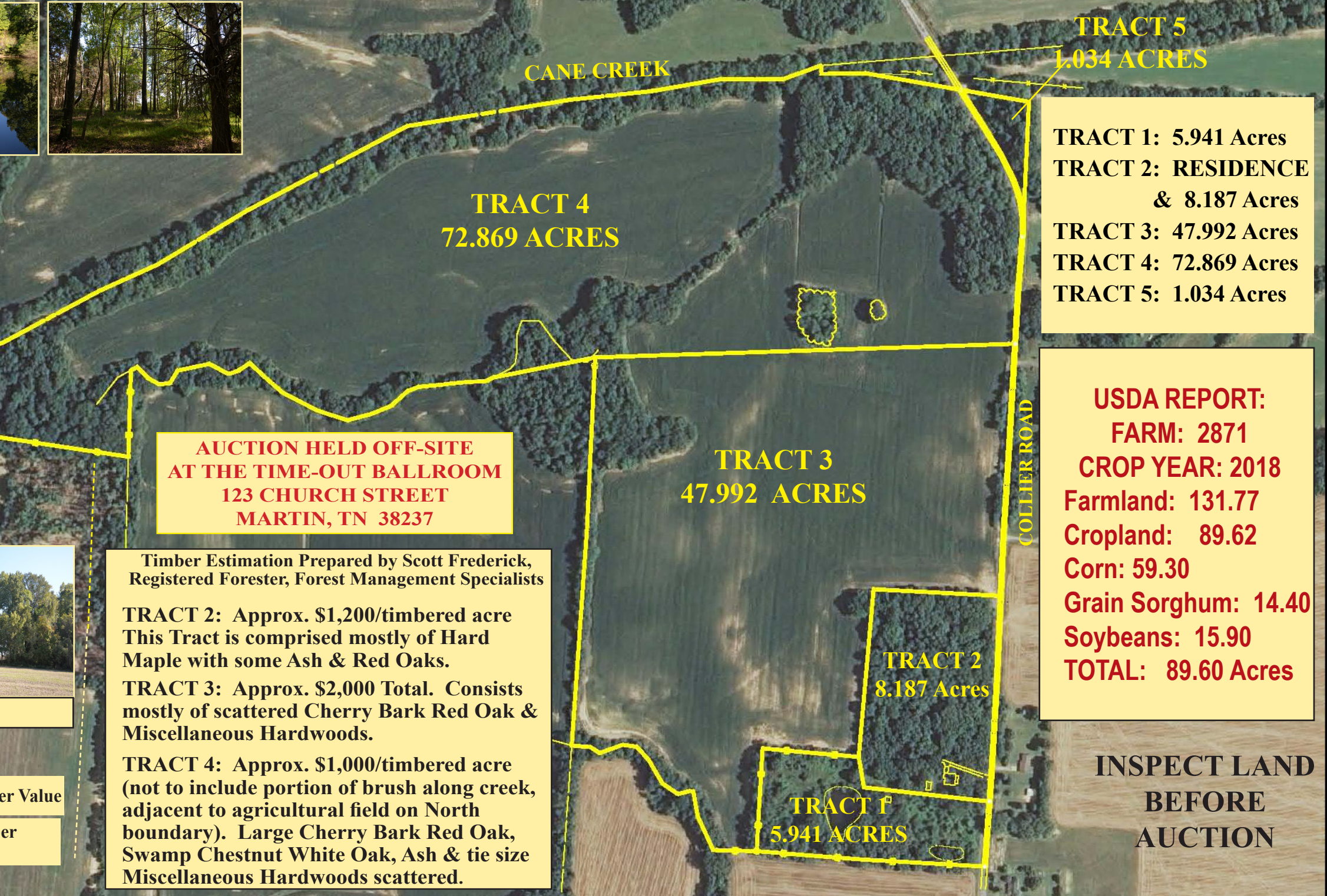
TRACT 4: 72.869 ACRES



TRACT 5: 1.034 ACRES

TRACT 1: Non-Issue Timber Value

TRACT 5: Non-Issue Timber Value



**TRACT 5
1.034 ACRES**

**TRACT 4
72.869 ACRES**

**TRACT 3
47.992 ACRES**

**TRACT 2
8.187 Acres**

**TRACT F
5.941 ACRES**

**AUCTION HELD OFF-SITE
AT THE TIME-OUT BALLROOM
123 CHURCH STREET
MARTIN, TN 38237**

Timber Estimation Prepared by Scott Frederick,
Registered Forester, Forest Management Specialists

TRACT 2: Approx. \$1,200/timbered acre
This Tract is comprised mostly of Hard
Maple with some Ash & Red Oaks.

TRACT 3: Approx. \$2,000 Total. Consists
mostly of scattered Cherry Bark Red Oak &
Miscellaneous Hardwoods.

TRACT 4: Approx. \$1,000/timbered acre
(not to include portion of brush along creek,
adjacent to agricultural field on North
boundary). Large Cherry Bark Red Oak,
Swamp Chestnut White Oak, Ash & tie size
Miscellaneous Hardwoods scattered.

TRACT 1: 5.941 Acres
TRACT 2: RESIDENCE
& 8.187 Acres
TRACT 3: 47.992 Acres
TRACT 4: 72.869 Acres
TRACT 5: 1.034 Acres

**USDA REPORT:
FARM: 2871
CROP YEAR: 2018
Farmland: 131.77
Cropland: 89.62
Corn: 59.30
Grain Sorghum: 14.40
Soybeans: 15.90
TOTAL: 89.60 Acres**

**INSPECT LAND
BEFORE
AUCTION**

**WOODED BUILDING SITES ~ TIMBER INCLUDES CHERRY BARK RED OAK,
SWAMP CHESTNUT WHITE OAK, ASH, CEDAR, WALNUT & TIE SIZE MISC.
HARDWOODS ~ GOOD DEER & TURKEY HUNTING**

**REAL ESTATE TERMS: 15% Down Day of Auction.
Balance due in 30 days, upon delivery of Deed.
Payable in Cash, Cashiers Check or Personal Check
with Current Bank Letter Of Guaranty.**