

# AUCTION



**SATURDAY MAY 13TH, 10:00 A.M.**



**TBD OFF TROY RD & SHIPLEY PVT DR, BLUFF CITY, TN**

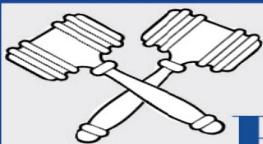
**17.6 ACRES, PASTURE, WOODS, LONG RANGE VIEWS**

**DIRECTIONS:** From Elizabethton take 19E towards Bluff City. Turn left onto Bunker Hill Road. Left onto Stout Rd. Right onto Troy and Follow to the end. Also, from the Old Elizabethton Hwy you can turn right onto Shipley Private Drive to access the top portion of the property. Follow Signs.

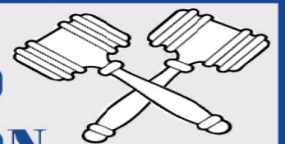
**REAL ESTATE:** Looking for privacy, views, and wildlife? Look no further than this 17.6 acre parcel boasting beautiful level pasture, creek, woods, elevated area with gorgeous long range mountain views, and numerous building sites. Situated in the country, this beautiful tract of land is ready for new owners. This property is accessed by two entrances. One entrance is located at the end of Troy Rd and the auction will be conducted there. The entrance to the top section of the property is off of Shipley Private Drive. Don't miss this sale! Visit [www.birchfieldauctions.com](http://www.birchfieldauctions.com), [www.auctionzip.com](http://www.auctionzip.com), or our facebook page for more photos.

**TERMS: Real Estate:** 10% Down day of sale by cash or good check. Balance due in cash 30 days from day of sale. Sale is subject to Owner Confirmation. NO BUYERS PREMIUM!

**ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL OTHERS**



**RANDALL  
BIRCHFIELD  
REAL ESTATE & AUCTION**



501 East E Street • Elizabethton, TN 37643 (423) 543-5959 TFL 2458  
JASON BLEVINS • OWNER ASHLEY BLEVINS  
AUCTIONEER TN LIC #6030 APPRENTICE AUCTIONEER  
VA LIC #2907004003 TN LIC. #6029

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