

CHANCERY COURT AUCTION

118.01 Acres in 2 Tracts

32.95 Acres in 3 Tracts

SAT. OCT. 26, 2019 10AM

LOCATED AT 9590 ELK RIDGE ROAD, MT PLEASANT, TN. FROM MT PLEASANT TAKE HIGHWAY 166 (ENTERPRISE ROAD) TO RIGHT ON ELK RIDGE ROAD TO AUCTION. 32.95 ACRES IS LOCATED AT THE INTERSECTION OF ENTERPRISE ROAD & SCREAMER ROAD.

ELK RIDGE ROAD TRACTS:

Tract 1 contains **37.40 Acres** and has 343 feet of road frontage on Elk Ridge Road. A mostly open tract sown in permanent pasture and hay land. Level to gently rolling.

Tract 2 contains **80.64 Acres** with 447 feet of frontage on Elk Ridge Road and adjoins tract 1. Another great tract sown in open pasture with a mix of some woods at the rear of the tract. County Water is available for both tracts.

SCREAMER ROAD TRACTS:

Tract 1 has **6.97 Acres** with long frontage on the west side of Enterprise Road. There is an older house on this tract.

Tract 2 has **11.76 Acres** with long frontage on the north side of Screamer Road and frontage on Enterprise Road as well. This tract is mostly wooded.

Tract 3 lies on the south side of Screamer Road and has **14.22 Acres** with long frontage as well. This tract is mostly woods.

ALL TRACTS WILL BE SOLD FROM THE ELK RIDGE ROAD SITE!

The two Elk Ridge Road tracts will sell first. Land will be sold by the acre with the high bidder choosing as many tracts as desired. Bid price will be multiplied by the acreage in tract or tracts chosen by high bidder to determine purchase price. This process will continue until both tracts are sold. Then the 3 Screamer Road tracts will sell. These tracts will be sold by the acre with the high bidder choosing as many tracts as desired. Bid price will be multiplied by the acreage in tract or tracts chosen by high bidder to determine purchase price. This process will continue until all 3 tracts are sold. There will be no regrouping at the end. Drive out and inspect anytime.

TERMS on Real Estate: 15% down day of sale, balance with deed. No Buyers Premium. Special Terms have been arranged by Farm Credit Services. Call Cody Eaton at (615) 512-1551 for details or make your own financial arrangements of the lender of your choice. Pictures, Plat, and more information on the website at www.garyauction.com.

Terms are 15% down day of sale, balance with deed. 2019 Taxes will be paid by the sellers. No Buyers premium and No Reserve. Drive out and inspect anytime. The auction will not be held open for ten days. The sale is subject to approval by the Court. Case # 18-421 Larry Roe, Special Commissioner. For more information go to www.garyauction.com

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

GARY

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Pictures, Plat &
more information at
www.garyauction.com

REALTY

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AUCTION

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