

ABSOLUTE LAND AUCTION

445 ACRES SELLING IN TRACTS
TRACTOR & ROUND BALER
CATHEY'S CREEK ROAD & GOODMAN LANE, HAMPSHIRE
The David Jones Estate

SAT. APRIL 28, 2018 10 AM

LOCATED AT 4495 CATHEY'S CREEK ROAD, HAMPSHIRE TN.
AT THE CORNER OF CATHEY'S CREEK ROAD & GOODMAN LANE.



Tract 1 contains **9.70 Acres** fronting on Cathey's Creek and 989 feet on Goodman Lane. Open level tract with creek running on the side.

Tract 2 contains **6.71 Acres** with 253 feet of frontage On Cathey's Creek Road. Mostly open tract with great building sites

Tract 3 contains **14.27 Acres** with 232 feet of Cathey's Creek frontage . A super house tract.

Tract 4 contains **69.50 Acres** fronting on both sides of Cathey's Creek Road and across the creek as well. There are 2 ponds with a mix of both pasture & woods.

Tract 5 contains **5.20 Acres** with 2231 feet of frontage and extends on both sides of Cathey's Creek Road. Again an almost completely open tract.

Tract 6 contains **6.33 Acres** Fronting 303 feet on Sam Johnson Road. Beautiful building site.

Tract 7 contains **50.12 Acres** with 1073 feet of Goodman Lane frontage. This tract is mostly open with some woods. There are 4 barns and a pond on this tract. Great mini Farm!

Tract 8 contains **284.63 Acres** and fronts 657 feet on Goodman Lane. This tract has open & woods with great building site up front and majestic hills at the back. Whether you are looking for a cattle farm or a spectacular hunting tract, you need to look this one over!!!



SELLING FIRST: John Deere 5410 4wd tractor w/540 loader, Vermeer 555XL round baler, Kubota M4030SU tractor, Krone AM238S disc cutter, bale rings & feeders, sprayer, pond scoop, Several rolls of hay in the barn

Public water and power is available. Lot lines are in place, drive out & inspect any time. Incredible building sites are everywhere with a mix of pasture land and woods. Pick your tract or tracts out and combine them to suit your needs. Soils analysis results on all tracts will be available on our website when completed. Restrictions include - no mobile homes, modular, or pre-manufactured homes allowed.

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 all land is sold. There will be no regrouping at the end.

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 website.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

GARY

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