

UNION COUNTY - SHARPS CHAPEL, TENNESSEE

COMPLETE FARM DISPERSAL AUCTION

LABOR DAY, MONDAY, SEPTEMBER 7, 10:30 A.M.

Selling 42 acre farm with nearly new 3 bedroom home

Farm is not divided - sells as one entity

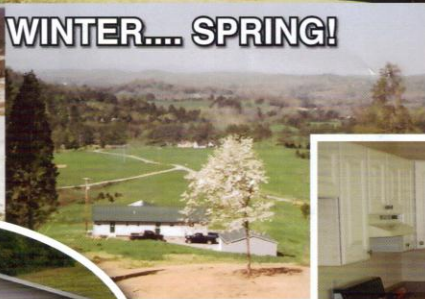
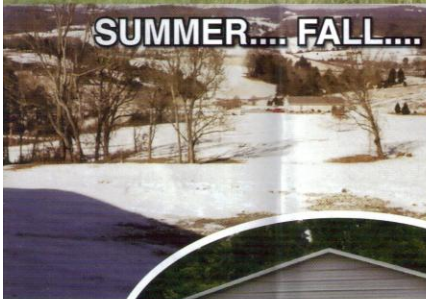
Starting bid of \$60,000

*Also selling full line of late model farm equipment
(Tractors, Hay Equipment, and Implements)*



ENJOY THE FOUR SEASONS

SUMMER.... FALL.... WINTER.... SPRING!



Location: In the heart of Big Valley, Tanglewood Road, Sharps Chapel, Tennessee. Follow signs from Hwy. 33 and Sharps Chapel Road, leading to property. Formerly known as the Luna Sharp Dairy Farm. From Knoxville, go north on Hwy. 33 through Maynardville, cross Hwy. 33 Bridge, then left onto Sharps Chapel Road.



**UNATTACHED
SHOP-GARAGE.**



**GREAT FLOOR PLAN
HAVING SPACIOUS COMFORT.**

EAST TENNESSEE REALTY & AUCTION Co.



3036 Highway 33 • Maynardville, TN 37807

OFFICE: (865)992-8981 - Lic#46

For the Best Auction Results, SEE US!

Gary, Rick & G.W. Rutherford, Selling Agents

Continuously serving East Tennessee for 40 years.

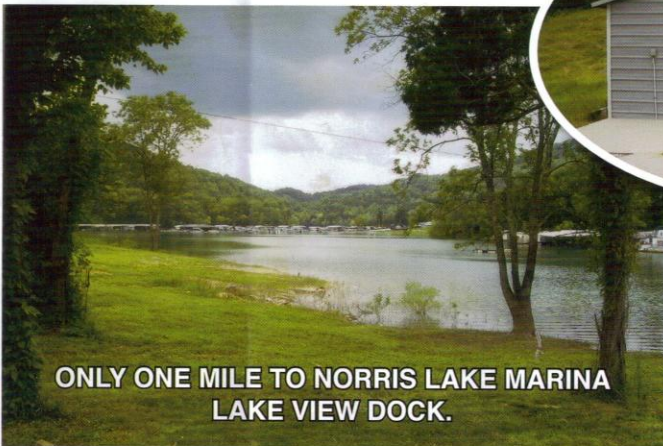
LABOR DAY, MONDAY

Water: Well water serving home. Utility water available. Spring fed, stocked fish pond.



LARGE FRONT PORCH WITH EXTENSIVE VIEWS.

Home: One level ranch-style home, approximately 1,460 sq. ft. of living area, featuring large kitchen-dining room combination, 15 x 20 living room, 3 bedrooms, 2 full baths, 14 x 7 laundry / utility room, carport, plus 20 x 10 covered front porch. This home was built in 2002 and is spotlessly clean. *Attend our open house.*



**ONLY ONE MILE TO NORRIS LAKE MARINA
LAKE VIEW DOCK.**



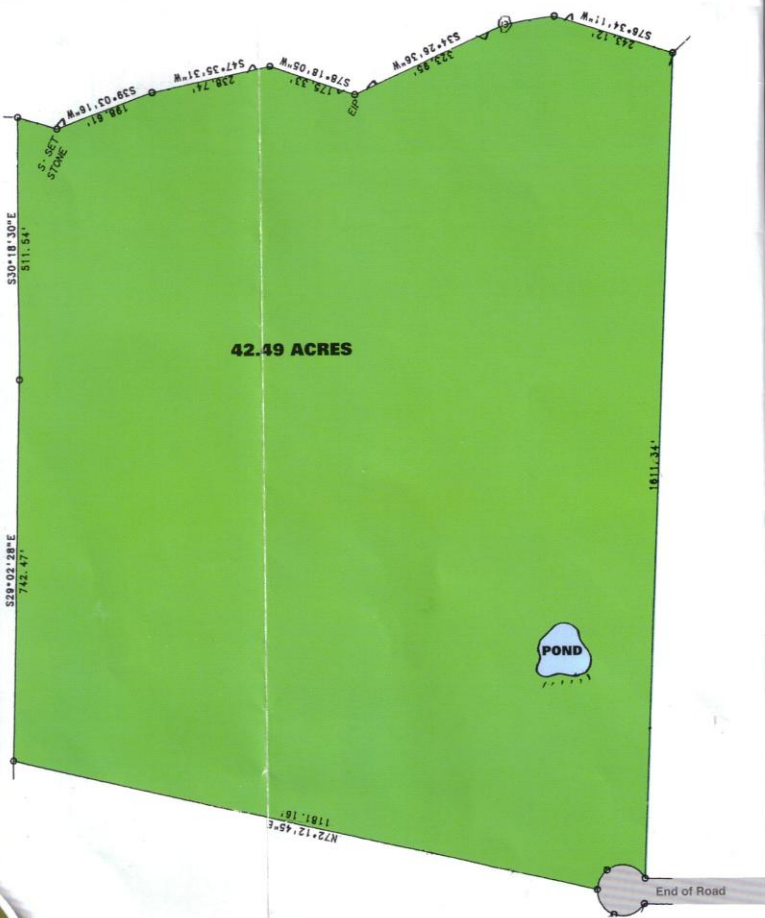
Again, we have a starting bid of \$60,000 for the entire 42 acre farm plus home. Look it over before the sale and be prepared to bid. One lucky bidder will get a great deal!

Auctioneer's Note and Brief Farm History: This farm, formerly known as the Luna Sharp Dairy Farm, descended from the original settlers of Sharps Chapel in the heart of Big Valley with the distinction of being one of the most productive farms in Union County. This beautiful farm has spectacular views and will be sold as a whole. The present owners, Bill and Juanita Pierce, acquired this portion of the Sharp Farm and built a solid, comfortable home for their retirement in 2002. They have enjoyed the splendid country setting and abundant wildlife, but must sell due to health reasons.



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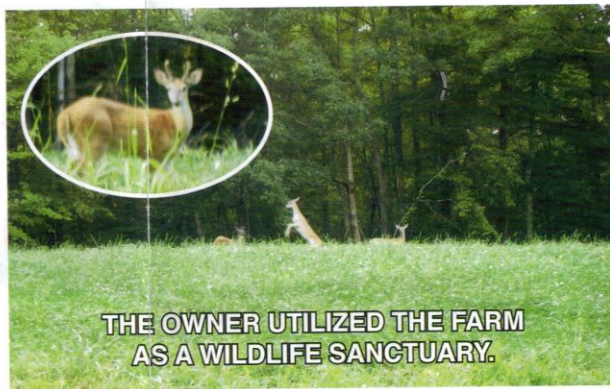
AY, SEPTEMBER 7



Unattached Garage Building: 24 x 24 – metal construction on slab.

Open House Dates: Two Sundays, August 30 and September 6, 2:00-4:00 p.m. or by special appointment. Contact selling agents.

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Equipment List: L4330 Kubota Tractor (4 x 4) with loader; 6 Foot Rhino SE6 Bushhog; C110 John Deere Lawn Mower with 25 HP Kohler - 54" Deck; Pull 8' John Deere - Hydraulic Lift Disc Harrow; Boom Pole; John Deere 546 Double Tie Round Baler; Ford Diesel Tractor; 14' Kuhr Hay Tedder; 10' Kuhr Hay Rake; 1993 International 2 1/2 Ton Truck with Hydraulic Lift Bed; '94 Ford Pick Up; Tools; Kerosene Heaters; Shop Equipment & MORE!

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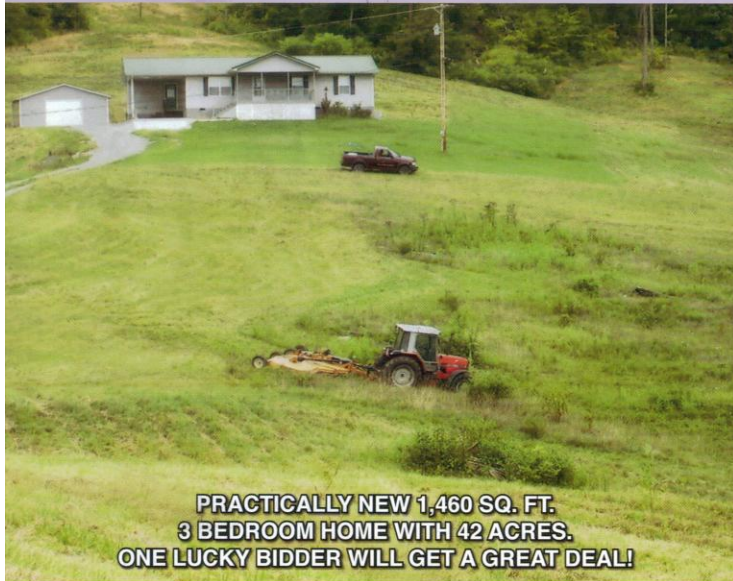
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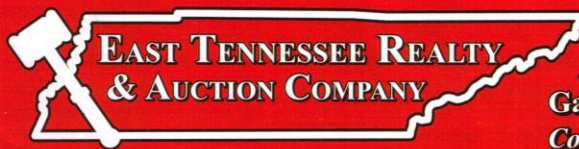


**PRACTICALLY NEW 1,460 SQ. FT.
3 BEDROOM HOME WITH 42 ACRES.
ONE LUCKY BIDDER WILL GET A GREAT DEAL!**



Terms: 10% deposit required day of sale for real estate. Balance due at closing. Cash in full day of sale for equipment. 6% buyers premium added to all final bids. Sale contract is not contingent on financing. See your banker beforehand. Selling as is, no warranty expressed or implied.

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