

LOCATED AT BEAN STATION - OVERLOOKING CHEROKEE LAKE
GRAINGER COUNTY - 1/2 MILE OFF HWY. 11W

ESTATE AUCTION

SATURDAY, FEBRUARY 11, 10:30 A.M.

*Selling for the Estate of Clint Short, Late
Absolute - No Minimum or Reserve*

Selling 22 Acres with Basement Home plus Household Contents



Property and Home: A total of 22 wooded acres improved with basement, ranch-style home having approximately 1,080 sq. ft. on main level. Home has lovely kitchen, complementing dining area, living room, 2 bedrooms, and 1.5 baths. The partially finished basement has approximately 960 sq. ft. with kitchenette, 1/2 bath, and heated with Suburban wood auxiliary stove. A perfect size home in the right location. Five minute walk to Cherokee Lake.

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 43 years.



**EAST TENNESSEE REALTY
& AUCTION COMPANY**

Survey: We are furnishing a recent survey with all corners flagged and staked. We encourage your inspection of the property for familiarity before the sale.



Partial Listing of

Household Contents: Living room furniture, stereo, typewriter, 1-drawer stand, ironing board, treadle sewing machine, desk and chair, 2-shelf hutch, pictures, glass ware, cut glass dishes, figurines, baskets, 5-piece bedroom suite, vacuum cleaner, leather purses, various furniture, tables, chairs, work benches, tools, Huskey weed eater, ladder, cane bottom chairs, cook ware, spice cabinet, canister set and more!



Terms: A 10% deposit of sale price plus a 6% buyers premium required on conclusion of sale. The sale contract is not contingent on financing. See your banker before the sale. The balance, due at closing within 30 days, will be evidenced by signing a promissory

note with the sale contract. Personal property to be paid with cash sale day. Selling as is, no warranty will be implied or expressed. A 14-day inspection period will start January 27. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate, including lead base paint determination.



Attorney For The Estate:
Creed Daniel, Rutledge, Tennessee



Directions: From the Grainger County Court House in Rutledge, Tennessee, go north on Hwy. 11W approximately 12 miles to Bean Station. Watch for auction signs at 11W and Crossroad Drive. Follow signs 1.2 miles to property via Rock Springs Road.

Auctioneer's Note:

Because of wooded acreage with close proximity to Cherokee Lake, an extraordinarily built home and favorable market conditions for residential acquisition, this sale emanates a profitable success story for the new owners of this property. The County Tax appraisal is \$128,000. We have a starting bid of \$25,000. Plan now to attend this sale!



OPEN HOUSE AND VIEWING:

**AN AUCTION REPRESENTATIVE WILL BE ON SITE,
SUNDAY, FEBRUARY 5, 2:00-4:00 P.M. AND MORNING OF SALE,
FEBRUARY 11, STARTING AT 9:30 A.M.**

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