

2282 CORBIN LAKE ROAD, GRAINGER COUNTY, TN

AUCTION BY ORDER OF CHANCERY COURT

SATURDAY, DECEMBER 8, 10:00AM

88 ACRES WITH OLDER HOME, BARN, SPRING, TIMBER • NEAR JOPPA ELEMENTARY SCHOOL



NO BUYER'S PREMIUM
SELLING AS A WHOLE

OPEN HOUSE:
SUNDAY, DECEMBER 2
2:00 - 4:00PM

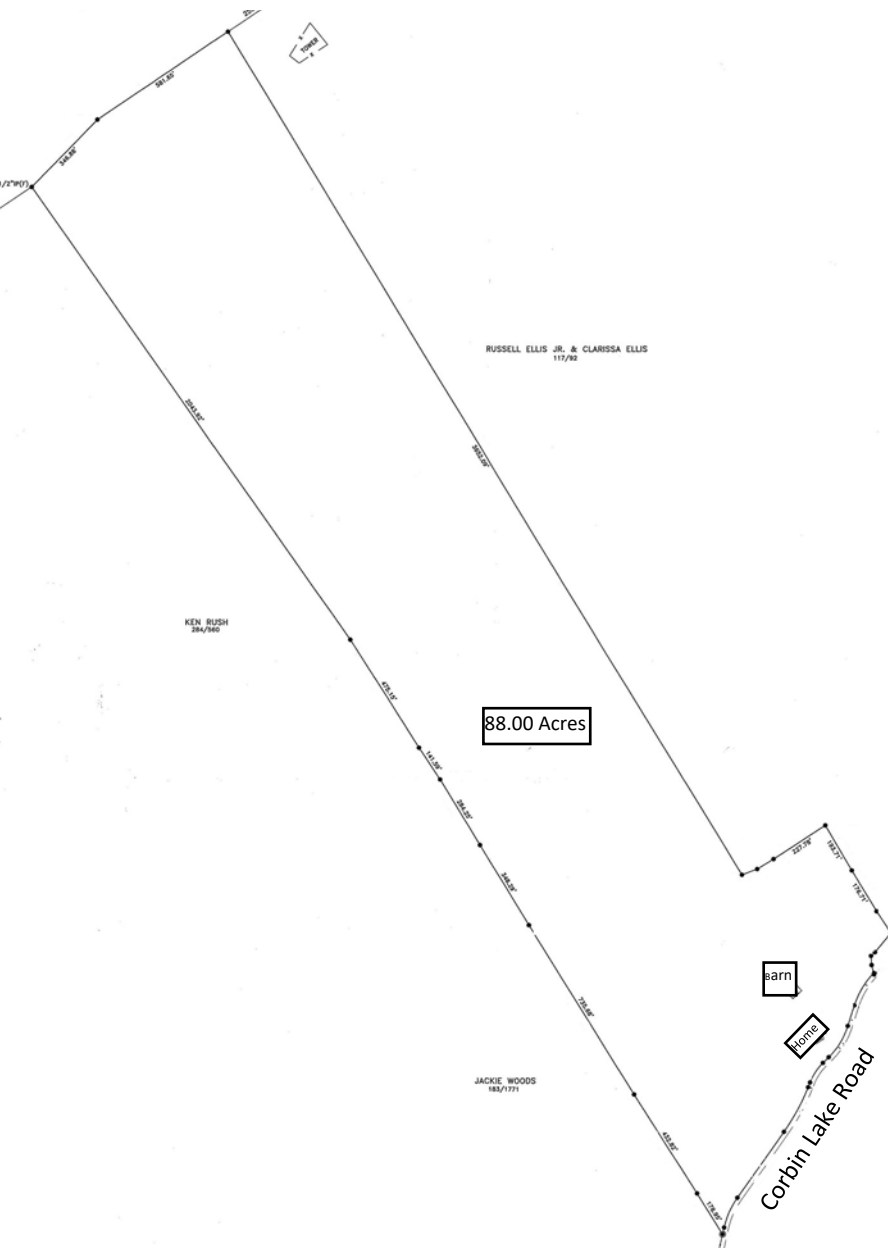
This beautiful Grainger County farm is conveniently located between Knoxville and Rutledge, just off Joppa Mountain Road. Farm includes long road frontage, timberland, recreational land, abundant wildlife, and can be subdivided for development.

- ⇒ Tract Extends to Top of Ridge
- ⇒ On the Warm, Sunny-Side of Ridge
- ⇒ Large Barn; Springs & Creeks
- ⇒ Over 1,100 ft. Road Frontage
- ⇒ Building Sites along Corbin Lake Road
- ⇒ Mix of Open Pasture & Wooded Land
- ⇒ Maturing Timber
- ⇒ Older Home
- ⇒ Only 1 Mile off Hwy 11W
- ⇒ Hunting & Recreational Opportunities

**EAST TENNESSEE
REALTY & AUCTION**

For Information or Consultation,
Contact: G.W. Rutherford, 865-661-2132
Details at: www.easttennesseerealty.com

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DIRECTIONS: FROM HWY 11W, NORTH OF BLAINE, TURN NORTH ONTO JOPPA MOUNTAIN ROAD. GO .8 MILE & TURN RIGHT ON CORBIN LAKE RD. FOLLOW AUCTION SIGNS .3 MILE. PROPERTY ON LEFT.

AUCTIONEER'S NOTE: Back in the days before utility water and power, this old homeplace had all the features required for a successful homestead: spring water; creek; pasture, crop, and gardening land; and timber land for firewood and hunting. Now, this homeplace can be the perfect private retreat just minutes off Rutledge Pike. **Come see this beautiful farm!**

BASIC TERMS AND CONDITIONS

Selling: For the Estate of Gay Walton, Late, by Chancery Court Decree of Sale, Court Order No. 2018-PR-8.

Auction Sale: Property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform independent investigation with respect to the property as they deem necessary, including lead-based paint inspection. 14 day inspection period runs now until sale date.

Liability: Bidders inspecting property enter at their own risk. Seller and Auction Company assume no risk for bodily injury or damage to personal property.

Financing: Your bidding & purchase of the property are not conditional upon financing. Be sure you have arranged financing, if needed, and are capable of paying cash at closing. Contact Auction Company for suggestions of potential lenders offering financing. The balance due at closing within 30 days will be evidenced by signing a promissory note along with the sale contract.

Real Estate Deposit: A deposit in the amount of ten percent (10%) of the contract sale price will be required on the day of the sale. The deposit is payable by cashier's check or pre-approved personal check to Grainger County Clerk and Master. Personal checks will be approved if the buyer presents, at time of deposit payment, a bank letter stating that the buyer is a customer of the bank and that the account on which the check is drawn is in good standing. The balance of the purchase price is due at settlement within 30 days.

Real Estate Deed: The real estate will be conveyed by a special Clerk and Masters Deed through Chancery Court, subject however, to any rights of way, easements, zoning, and matters of record.

General: The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company.

Announcements: Announcements on day of sale take precedence over all prior releases, verbal or written, concerning this sale.

SELLING SUBJECT TO CHANCERY COURT RULES
VICKI GREENLEE, CLERK & MASTER, GRAINGER CO.,
865-828-4436
Selling by survey plat. Corners are flagged.

EAST TENNESSEE REALTY & AUCTION COMPANY

3036 Highway 33 • Maynardville, TN 37807

OFFICE: (865) 992-8981 - Lic#46 - www.easttennesseerealty.com

Gary, Rick & G.W. Rutherford, Selling Agents *Continuously serving East Tennessee for 49 years*

FOR THE BEST AUCTION RESULTS, SEE US!