

CHANCERY COURT-ORDERED AUCTION

**52.64 ACRE FARM • 267 MITCHELL RD, OFF INDIAN RIDGE RD
BLAINE, GRAINGER COUNTY, TENNESSEE
OFFERED IN 4 TRACTS, GROUPS, OR WHOLE
ESTATE OF GROVER C. STALSWORTH, SR., LATE**

Saturday, February 16 , 10:00 AM
Sale on Site - Rain or Shine







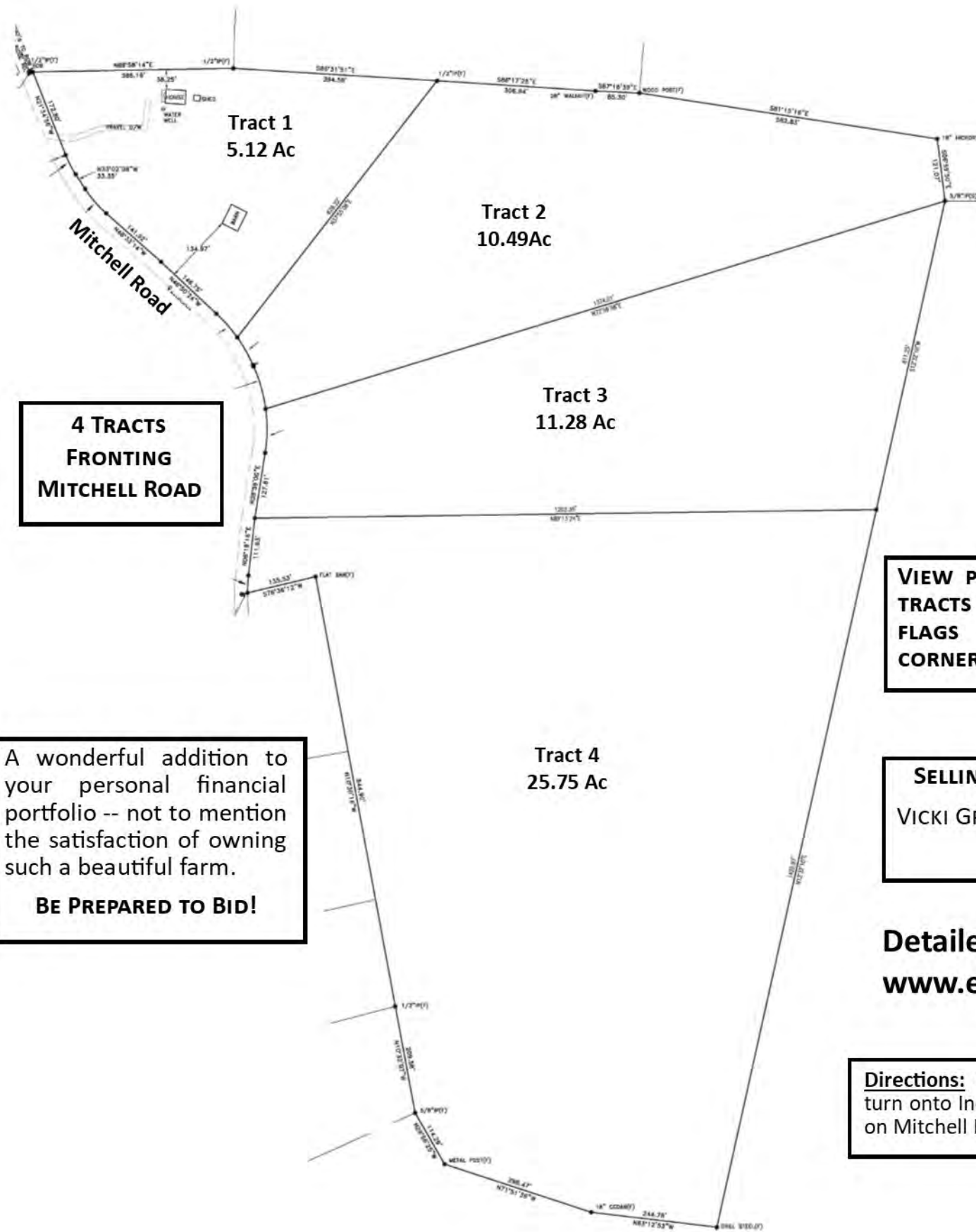
Beautiful Grainger County farm located on a rolling ridge with hayfields and mature hardwood timber. Restorable home on Tract 1 with well, barn, and pond. Each tract offers building sites with outstanding views.

**EAST TENNESSEE
REALTY & AUCTION**

**For Information, Consultation, or Special
Appointment, Please Contact:**

G.W. Rutherford, 865-661-2132

Tract	Acreage	Description
Tract 1	5.12	Long road frontage. Solid, restorable home with well, barn, shed and pond 
Tract 2	10.49	Rolling hayfield with great views and building sites 
Tract 3	11.28	Hayfield & woodland in a ridgetop setting. Privacy & views 
Tract 4	25.75	Woodland with mature hardwood timber. Consult with your forester for harvest value. 



Auctioneer's Note: This farm's location is perfect for the city dweller seeking solitude just a short drive from Knoxville. The Blaine community is the epitome of East Tennessee's heartland. Explore the property, but most importantly, evaluate the wonderful and scenic surrounding country side, including the nearby Holston River.

VIEW PROPERTY AT YOUR CONVENIENCE. ALL TRACTS NUMBERED AND FLAGGED. ORANGE FLAGS DENOTE BOUNDARY AND TRACT CORNERS. WHITE FLAGS SHOW TRACT LINES.

SELLING SUBJECT TO CHANCERY COURT RULES
 VICKI GREENLEE, CLERK & MASTER, GRAINGER CO.
 865-828-4436

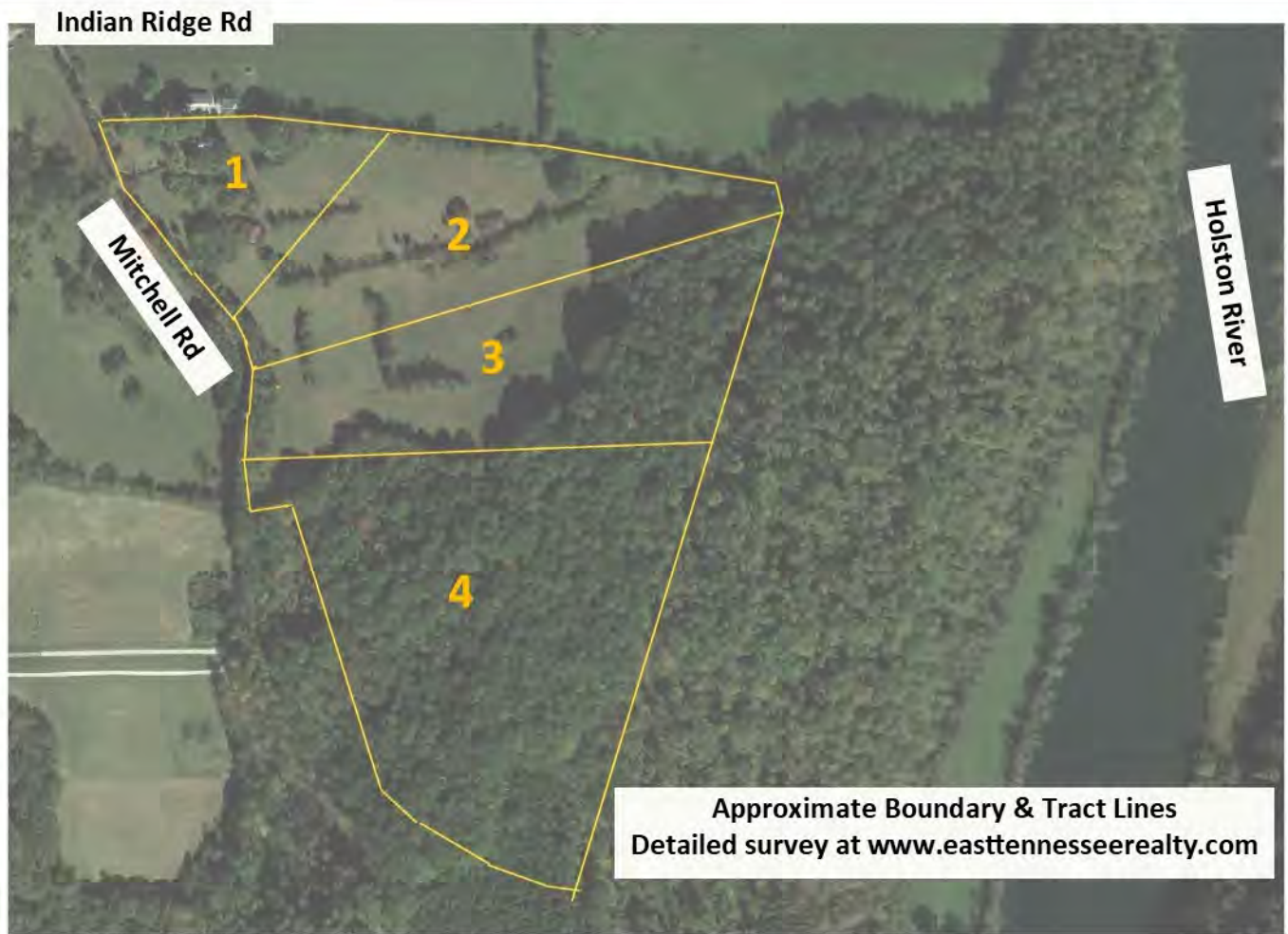
Detailed Information at
www.easttennesseerealty.com

Directions: From Hwy 11W (Rutledge Pike) in Blaine, turn onto Indian Ridge Road. Go 3.7 miles and turn right on Mitchell Road. Property is .1 mile on left.

A wonderful addition to your personal financial portfolio -- not to mention the satisfaction of owning such a beautiful farm.
BE PREPARED TO BID!



Holston River nearby



Basic Terms and Conditions

Selling: For the Estate of Grover C. Stalsworth, Sr. Late, by Chancery Court Decree of Sale, Court Order No. 2017-CH-31.

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.

Attorney: Creed Daniel, attorney representing the beneficiaries.

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.

EAST TENNESSEE REALTY AND 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 50 years*

FOR THE BEST AUCTION RESULTS, SEE US!