

293 BEARD VALLEY ROAD, UNION COUNTY, TN

CHANCERY COURT AUCTION

1 ACRE LOT WITH CUSTOM-BUILT SMALL HOME,
DETACHED GARAGE, SHED

SATURDAY, OCTOBER 29, 10:00AM - SALE ONSITE

Estate of Harold Beason, Late



PRIVATE HOME SITE



- ⇒ ONE ACRE PRIME LAND WITH 2010 HOME, DETACHED GARAGE AND 3 STALL SHED
- ⇒ ALSO SELLING 2002 MAZDA MIATA, 1994 FORD F-150 TRUCK, 2013 KUBOTA L3200 TRACTOR, FURNITURE, AND HOUSEHOLD ITEMS

OPEN HOUSE - SUNDAY, OCTOBER 23, 2:00 - 4:00PM

**EAST TENNESSEE
REALTY & AUCTION**

For Information or Consultation,
Contact: Rick Rutherford, 865-992-9000

Details at: www.easttennesseerealty.com

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DIRECTIONS: FROM HWY 33 IN MAYNARDVILLE, TAKE TN-144S/AILOR GAP ROAD 1 MILE AND TURN RIGHT ONTO BEARD VALLEY ROAD. FOLLOW AUCTION SIGNS .8 MILE AND TURN LEFT ONTO PRIVATE ROAD. ROAD DEAD ENDS AT PROPERTY.



Detailed Survey at www.easttennesseerealty.com



Nicely finished home with wood paneling, stained glass skylights, wood burning stove. Appliances go with home.

BASIC TERMS AND CONDITIONS

Selling: Estate of Harold Beason, Late, by Chancery Court-Order, Union Co. Circuit Court Case #1937. Recorded in the Register of Deeds Office for Union Co. (Deed Book R, Series 8, Page 619). Real Estate selling subject to Chancery Court Rules, including 10 days after sale (by 2:00pm, November 11) to raise the bid by 10%. For questions, call Sandra Edmondson, Clerk & Master, 865-992-5942.

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 such independent investigation with respect to the property as they deem necessary or appropriate.

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.

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

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 Union 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 15 days after Court confirmation.

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

Vehicles and Personal Property: Pay in full by cash or check day of sale.

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 & AUCTION COMPANY

3036 Highway 33 • Maynardville, TN 37807

OFFICE: (865) 992-9000 - Lic#46 - www.easttennesseerealty.com

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