



Chancery Court **AUCTION**



Saturday, Aug. 20, 2016 @ 1:00 P.M.

18 Acres +/- in 3 Tracts

Near Center Hill Lake

The Property Known as the late Mr. Jasper Toy Dunn Property

LOCATION: 1134 Ford Rd. Baxter, TN. From I-40 at Exit 280, go south on Baxter Rd. about 7 miles to Little Dodge Market, turn right and go about half mile to Austin Bottom Rd., turn right, go about two and a half miles turn right then about a quarter mile to Ford Road on left, turn go about 2 miles to auction "follow orange auction signs from I-40 to auction site".



Location! Location! Location!
Please note the auction time - 1:00 PM.



This property is in a very good location to build the lake home you have been dreaming about (joins Corp of Engineer property). There are several extra nice homes in this area.

(This farm has just been surveyed and bush hogged)

This property will be auctioned in **3 tracts** reserving the option to regroup as we see necessary for a 5% raise in price.

SEE PLAT ON BACK

TERMS: 15% down payment day of auction, balance with deed after auction has been approved by Court.

TAXES: for 2016 will be prorated. **POSSESSION:** with deed at closing.

THIS REAL ESTATE WILL SELL FREE AND CLEAR OF ALL LEINS AND BACK TAXES.

AUCTIONEERS NOTE: This great property is only offered at auction due to a court order. Very seldom do you find this kind of property at auction where you, the buyer, gets to set the price. **Remember the date and time Saturday, August 20th at 1:00 p.m.** Don't be late! Very nice property at a great location.

This is a very rare opportunity.

Visit our website at www.charlesatnip.com for additional pictures & information.



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