

PUBLIC

ANOTHER JOHN SANDERS AUCTION

AUCTION

SAT., SEPT. 14TH • 10:30 AM

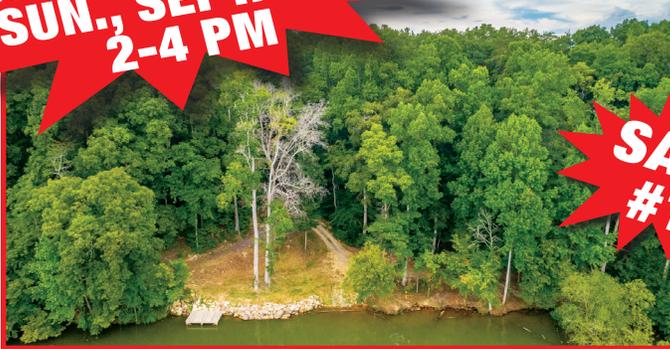
COUNTY RD. 5, CALHOUN, TN

MCMINN COUNTY

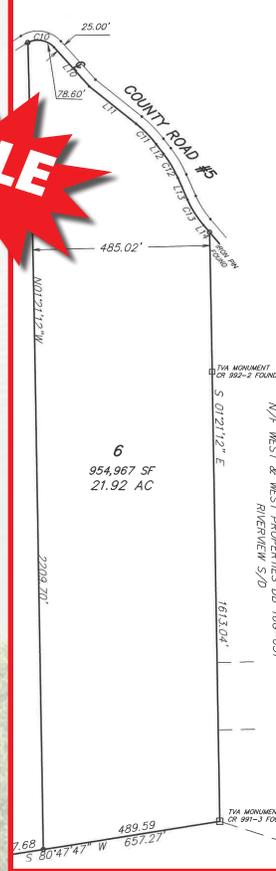
LAND OVERLOOKING THE HIWASSEE RIVER!



AUCTION PREVIEW!
SUN., SEPT. 8TH
2-4 PM



SALE #1



SALE #2

DO YOU LOVE THE WATER? HAVE YOU EVER CONSIDERED INVESTING IN LAND? THIS IS A UNIQUE OPPORTUNITY TO PURCHASE 21.92± ACRES OVERLOOKING THE BEAUTIFUL HIWASSEE RIVER IN CALHOUN, TN. THIS PROPERTY OVERLOOKS 500 FEET OF THE HIWASSEE RIVER SHORELINE WHICH HAS A RETAINING WALL, STONE BOAT LAUNCH & RAMP WHICH WAS FULLY PERMITTED BY TVA.

HERE'S A TERRIFIC OPPORTUNITY TO BUY LAND & BUILD! THESE 4 TRACTS TOTALING 5.38± ACRES WILL BE OFFERED IN TRACTS OR AS A WHOLE!!!

BID LIVE & ONLINE AT:

www.apro.bid/affiliate/john-sanders-2462

TRACT #7 - 2.01± ACRES
TRACT #8 - .87± ACRES
TRACT #9 - .85± ACRES
TRACT #10 - 1.65± ACRES

DIRECTIONS: From Cleveland Travel I-75 North & Take Exit 36. Turn Left off the exit onto Hwy. 136, Left on County Rd. 1, Right on County Rd. 2, Left on County Rd. 5 & Watch for Auction Signs!

FIRM #1473
TBL #4553

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AUCTIONS
OF NASHVILLE, INC.



5913 MAIN STREET • OLTEWAH, TN 37363

Visit our Website for More Information at:

423.238.5440

www.johnsandersauctions.com

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AUCTION 423.238.5440

Call us for all your auction needs!

2% BROKER PARTICIPATION OFFERED!

LAND OVERLOOKING THE HIWASSEE RIVER!

SEPT. 14TH • 10:30 AM

**COUNTY RD. 5
CALHOUN, TN
MCMINN COUNTY**

SALE #1 21.92± ACRES OVERLOOKING THE HIWASSEE RIVER

**4 TRACTS TOTALING 5.38± ACRES
SELLING IN TRACTS OR AS A WHOLE**

SEE YOU AT THE AUCTION!



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

For more information and photos or information on future sales, visit:
www.JohnSandersAuctions.com

CONTACT JOHN FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE SHOWING!



TERMS & CONDITIONS OF THE AUCTION & SALE

REAL ESTATE: 20% down payment, non-refundable, day of sale. Earnest money may be cashier, business, or personal check with a bank letter guaranteeing funds – payable to Crye-Leike Realtors. Balance due at closing within 30 days.
PERSONAL PROPERTY: Cash or good check day of sale. No credit or debit cards will be accepted. Must be paid in full on the day of sale. If credit card is utilized a 5% credit card fee will apply.

BUYER'S PREMIUM: A buyer's premium of 10% will be added to the successful bidder's high bid to determine the total contract price. Buyer's premium applies to all real and personal property.

CLOSINGS: The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.

TITLE X: Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period.

DISCLAIMER: All property sells AS IS, WHERE IS, WITH NO WARRANTIES EITHER WRITTEN OR IMPLIED. Any announcement from the auctioneer on the day of sale will take precedence over any other statements, either oral or written. All information included herein was derived from sources believed to be correct, but is not guaranteed.



JOHN W. SANDERS, JR.
314.5574
TAL #6256, AAL #5574



JOHN W. SANDERS, SR.
314.6001
TAL #4526, AAL #5573,
GAL #ALJNR002746



WE'LL SEE YOU AT THE AUCTION!



MOLLIE MAJORS

**AUCTION PREVIEW!
SUNDAY, SEPT. 8TH • 2-4 PM**

