

Sale Date and Location: Thursday, May 19th at 6:00pm (ET), registration begins at 5:00pm (ET). The property will be sold from the premises at 7923 Wolftever Dr, Ooltewah, TN 37363.

Registration Fee: A \$25,000 certified or cashier's check will be required in order to bid on the property.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Inspection: An auction representative will be onsite May 7th, 14th, 15th and auction day from 11:00am – 4:00pm (ET) or by appointment.

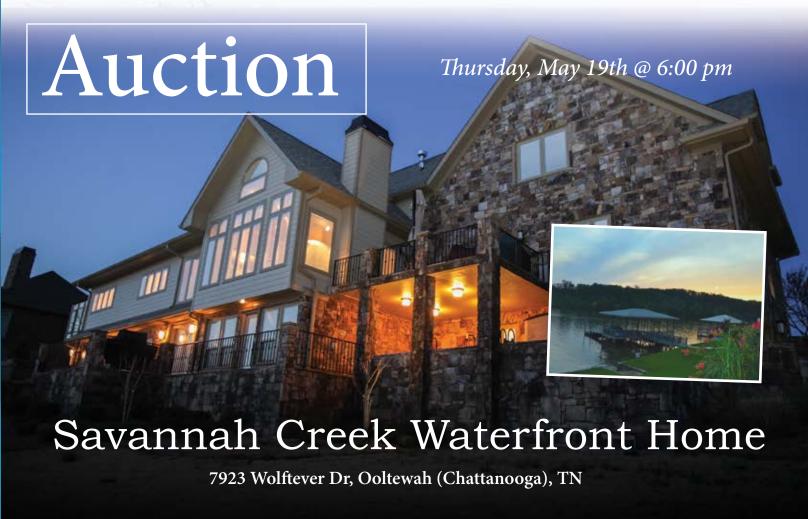
Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: I-75 exit onto Lee Rd West 0.1 mile and turn right onto Mountain View Rd. Proceed 0.3 miles, turn left onto Snowhill Rd and travel 4.5 miles. Take a left onto Kittrell 0.5 miles and merge left onto Wolftever Rd, house is on the right.



Target Auctin and Land Co., TN AU Firm #6055

#16-8 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property are property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale, property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may resent the right to deny admittance or to remove anyone at this auction that may disrupt this sale in any way, All statements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller falls to honor any bid or refuse to close or cannot close title in accordance with the winning bid(s) or any sales contract; or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of his/her specification.





Luxurious Lakefront Living at its Finest!



800-476-3939 www.targetauction.com





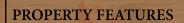












- Large Gated Estate Lot on 1.93± Acres
- 5 Bedroom / 5.5 Bath
- Breathtaking Views on the Expansive Decks
- Private Boat Ramp Allowing for Easy Water Access
- Completely Renovated Home and Guest House
- Ideal for a Family Estate or even a Corporate Retreat
- Custom Chef Kitchen, with Gourmet Appliances, Rich Cabinetry, and Specialty Granite
- Magnificent Great Room Overlooking the Lake.
- Master Suite on Main
- Second Floor, accessible from the exterior of the home,
- 3 Large Bedrooms, 2 Full Baths, and a Large Bonus Room.
- Sun Room Fully Finished Basement Complete with a Wine Cellar and Full Home Generator

7923 Wolftever Dr, Ooltewah (Chattanooga), TN

- Ample Garage Space, allowing for 6 cars
- Large Covered Boat Dock with Boat Lift with a 10,000 lb Capacity

Luxurious Lakefront Living at its Finest!

