

AUCTION

162 ACRE NURSERY OPERATION

Saturday June 12th 10am



917 Hennessee Bridge Rd. Rock Island, TN

Here is an excellent opportunity to buy all or part of a successful nursery operation located in the Nursery Capital of the World, Warren County, Tennessee. This property is 30 minutes from I-40, 40 minutes from I-24, 10 minutes from McMinnville, 10 minutes from Rock Island State Park, and 30 minutes from Fall Creek Falls State Park. This 162 acres will be offered in 11 tracts. This farm has 87 varieties of nursery stock with over 100,000 plants remaining with the real estate. This farm has one of the nicest sets of improvements we have ever sold. Improvements include: two shipping warehouses with indoor loading docks, a shop building, a cold storage building, an equipment shed, an office building, two homes, and a horse barn. A small lake is located just behind the building complex. The land lies from level to gently rolling. If you've been looking for a turn key nursery operation or a nice tract of land in one of the most beautiful areas in the country come prepared to bid and buy on auction day.

Auction Directions: From McMinnville travel east on 70S (Sparta Hwy.) to Old Rock Island Rd. Turn left. Go for 1.3 miles. Turn left on to Hennessee Bridge Rd. Sale site will be on the left in 0.9 miles.

Terms: 10% down day of sale on real estate, balance due at closing within 15 days. Taxes for current year shall be prorated. Possession of real estate will be given 30 days after sale. Cash or check day of sale on equipment.

2 HOUSES, BUILDINGS & EQUIPMENT

Real estate will sell in 11 tracts, with regrouping offered.



Varieties include: Shumard Oak, Golden Rain Tree, Carolina Sapphire, Green Giant Arborvitae, Bur Oak, Chinese Pistache, Cryptomeria Yoshino, Tree Form Lilac, Fruit Trees, Cleveland Pear, Forest Pansy Red Buds, Canadian Choke Cherry, October Glory Maple, Red Sunset Maple, Autumn Blaze Maple, and many more.

D.M. Simpson & COMPANY

AUCTIONS & REAL ESTATE

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3BR 2 Bath



built in 2005

Horse Barn



built in 2009

2BR 1 Bath



remodeled in 2008

OVER 100,000 PLANTS



87 Varieties



All printed information believed to be correct, announcements made auction date take precedence over all printed material.