

AUCTION SATURDAY AUGUST 21ST @ 10 AM

93± AC FARM IN 6 TRACTS

UPPER EAST VALLEY RD & SWAFFORD CHAPEL RD. - PIKEVILLE, TN

TRACT 1: 5.18± AC

TRACT 4: 27.5± AC, 1495± FT RIVER FRONTAGE

TRACT 2: 8.32± AC

TRACT 5: 24.77± AC, 484± FT RIVER FRONTAGE

TRACT 3: 5.02± AC

TRACT 6: 21.99± AC, 725± FT RIVER FRONTAGE



**BEAUTIFUL MOUNTAIN VIEWS
GRAIN BINS & SHED**



ON TRACT 3



RIVER FRONT



POND ON TRACT 2



ROLLING PASTURE LAND



HAY BARN ON TRACT 6

Here's a golden opportunity to purchase all or part of this beautiful 93 acre farm. This property features beautiful views of the Cumberland Mountains all around with 3 tracts having access to the Sequatchie River. This farm has an outstanding stand of grass just waiting for you to bring your livestock. There will be no deed restrictions. All tracts have frontage on Upper East Valley Rd. Tracts will be sold choice by the acre. Option to regroup will apply. No buyer's premium.

10 ROOM HOME ON 1.13± AC

204 Nine Mile Cross Rd. East - Pikeville, TN



AUCTION WILL BE HELD ONSITE AT FARM FOR BOTH HOME AND FARM

This beautiful antique home is just waiting for you to give it the love it deserves. This home features a beautiful wrap-around porch, pocket doors, interior accent columns, period fireplaces, and a well-crafted wood staircase. The lot has plenty of mature shade, is level, and has great views of the surrounding mountains. Home has 2 kitchens, central heating and air, and an outbuilding. No buyer's premium.

Be ready to bid and buy on auction day!

Directions: House: From Pikeville, take 127N for 7.9 miles. Right onto Nine Mile Cross Rd. E/Hwy 250 for 1.7 mi. House on the left. Farm: Continue past the house on Nine Mile Cross Rd. E. Turn left onto Upper East Valley Rd. .6 mi. Left onto Swafford Chapel Rd. and then through gate. Watch for signs. **Terms:** 10% down day of sale. Balance due at closing within 30 days. Taxes to be prorated. Possession with deed.

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Firm Lic. 5279

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

