

AT AUCTION

SATURDAY, OCTOBER, 26TH @ 10AM

SPORTSMAN'S PARADISE!

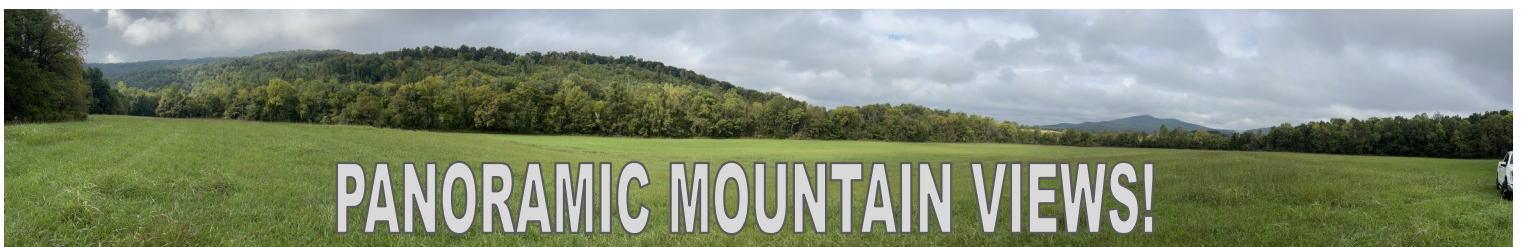
+/-314.56 ACRES W/ PANORAMIC MOUNTAIN VIEWS, CABIN, POND, & BARN
245 CHARLES SMITH RD, McMINNVILLE, TN

Preview/Inspection Day: Sunday, October 20th from 2-5pm



Wildlife abounds on this +/- 314.56 acre sportsman's paradise that is nestled at the base of the Cumberland Plateau. This property truly is spectacular with a near 360 degree mountain view, beautiful rolling hay pastures, pond, rustic log cabin with power and plumbing, and a large hay barn! This property has city water and power available and several potential build sites for your dream home. All total, there are about 90 acres of open hay ground with the balance in mountain land. Bring your ATVs or horses and explore the mountain sides via the numerous logging roads that give you easy access to the entire property! This tract of land is located only 2.5 miles from the popular Cumberland Caverns tourist attraction, 15 minutes to downtown McMinnville, and 40 minutes to Fall Creek Falls State Park. This property could be the perfect spot for your dream farm home or private hunting compound!

BID NOW ONLINE AT WWW.WINTONAUCTION.COM OR LIVE ON-SITE DAY OF SALE!



PANORAMIC MOUNTAIN VIEWS!

Terms on Real Estate: 10% down day of sale, balance on or before 45 days.

NO BUYER'S PREMIUM! WHAT YOU BID IS WHAT YOU PAY! Everything Sold As Is With No Warranties Expressed or Implied.

Contents of this ad were derived from sources believed to be correct but not guaranteed. Sale day announcements take precedence over any printed material. Houses built before 1978 are subject to lead based paint. In accordance with federal law, all potential buyers will be allowed 10 days prior to sale to have house inspected at their expense or a form will be signed day of sale waiving rights.

Principal Auctioneer: Thomas Ore TN Lic. #6839



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IMMEDIATE POSSESSION WITH SIGNED CONTRACT AND EARNEST MONEY.

MUZZLE LOADER OPENS NOVEMBER 2ND!



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