

AT AUCTION!

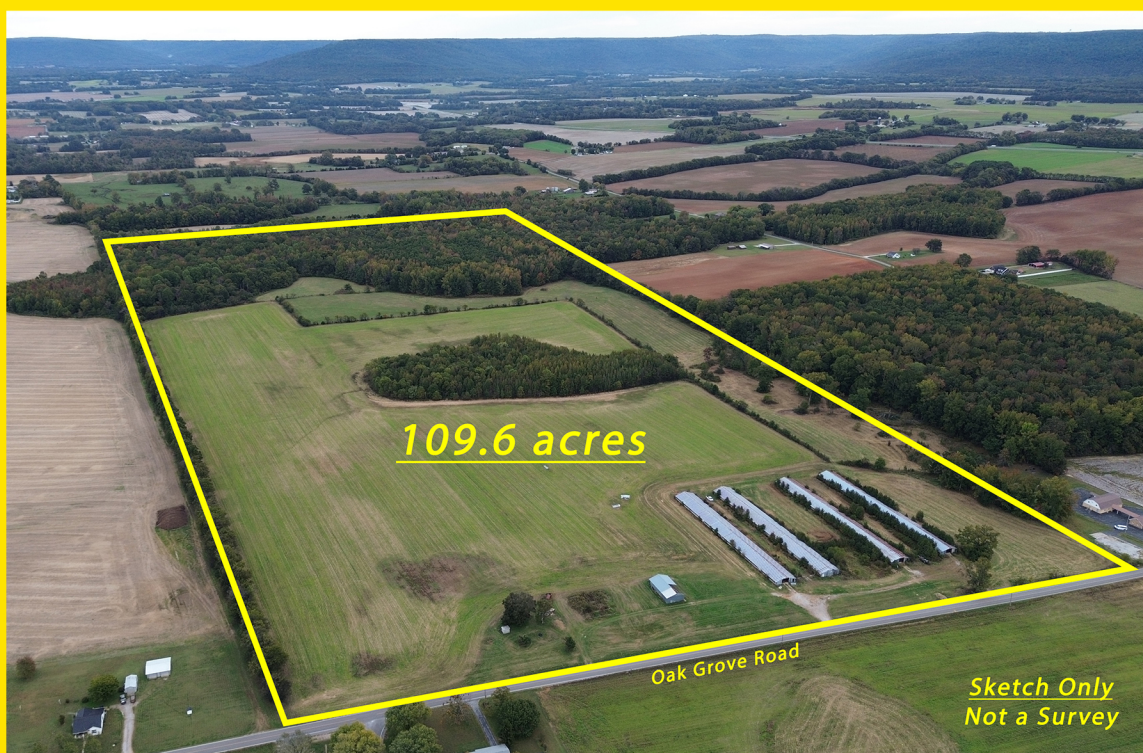
SATURDAY, DECEMBER 6TH @ 10AM

109.6 ACRES

OFFERED IN 4 TRACTS OR AS A WHOLE THE ESTATE OF NEVA JUNE SMITH

LIVE ONSITE AUCTION W/ONLINE BIDDING AVAILABLE!

Auction Location: 2526 OAK GROVE ROAD, DECHERD, TN 37324



PRIME FARMLAND WITH THE PERFECT BALANCE OF CULTIVATION, PASTURE, & WOODS

Tract 1: 41.34 acres with mix of pasture and woods. Pond located on property. Marketable timber. 222' frontage on Oak Grove Road. Pretty building site with tremendous privacy.

Tract 2: 12.54 acres with with a mix of cultivated property and woods. Two large chicken barns used for storage located on property. 220' frontage on Oak Grove Road.

Tract 3: 22.80 acres with a mix of cultivated property and woods. Good equipment shed and two large chicken barns used for storage located on the property. 505' frontage on Oak Grove Road.

Tract 4: 32.93 acres with a mix of cultivated property and woods. Well located on property. Good row cropping tract with marketable timber at the rear of the property. 485' frontage on Oak Grove Road.

SOIL MAPPING IN PROGRESS AND WILL BE AVAILABLE DAY OF SALE

Terms on Real Estate: 10% down day of sale, balance on or before 45 days. Property is being 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. SALE IS SUBJECT TO COURT APPROVAL.

NO BUYER'S PREMIUM!



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