

REAL ESTATE AUCTION

Subject to Knox County Chancery Court Confirmation

710 Acres on Watts Bar Lake

Subdivided Into 16 Tracts • To Be Offered Separately & As A Whole

Red Cloud Road, Leffew Lane, & Indian Shadows Drive,
Ten Mile, TN

Saturday, July 7 • 10:30 AM

Open House: Saturday, June 23 • 10 am - 2 pm; Sunday, June 24 • 2 pm - 4 pm; Saturday, June 30 • 10 am - 2 pm; Sunday, July 1 • 2 pm - 4 pm

Directions: In the Ten Mile Community, from the intersection of Hwy. 68 & Hwy. 304 (River Rd.), travel north on Hwy. 304 7.7 miles. Once you pass Hornsby Hollow Recreation Area on left, Leffew Lane is 2 miles north on the left.
From Kingston: In downtown Kingston, from the intersection of TN-58 S /S. Kentucky St. and Hwy. 70/Race St., travel southwest on TN-58 S/S. Kentucky St. toward W. Church St. 3.6 miles. Turn right onto TN-304 S/River Road at the white picket fence on right. Travel 13 miles. Turn right onto Leffew Lane and travel 1/2 mile to property at gravel drive.
Lots 9-12 & 16 are accessed from Leffew Lane. Lots 14 & 15 are located directly on Red Cloud Road which is the southern boundary of the property. Lots 1 & 2 are located directly on Indian Shadows Drive which is the northern boundary of the property. Indian Shadows Drive is also the access road to lots 3-8.



SPECIAL FINANCING!

Up to 75% financing; 25 year term;
5 year ARM with rates as low as 3.45%
or Up to 85 % financing; 15 year term;
5 year ARM

**Rates Subject to change



Contact: Shane Williams
Financial Services Officer, Farm Credit
423-745-1683 • 423-744-0137 - fax
swilli1@farmcredit.com

Terms: 10% Buyer's Premium. Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale day in the form of cash, cashier's check, personal or company check. Plus, a real estate sales contract must be signed. Balance is due in certified funds at closing. All sales subject to and contingent upon approval of Knox County Chancery Court. Closing must occur within 5 days of the date the Order of Knox County Chancery Court approving the sale becomes final. Acreage is believed to be accurate, but not guaranteed. Sale day announcements control terms of auction.

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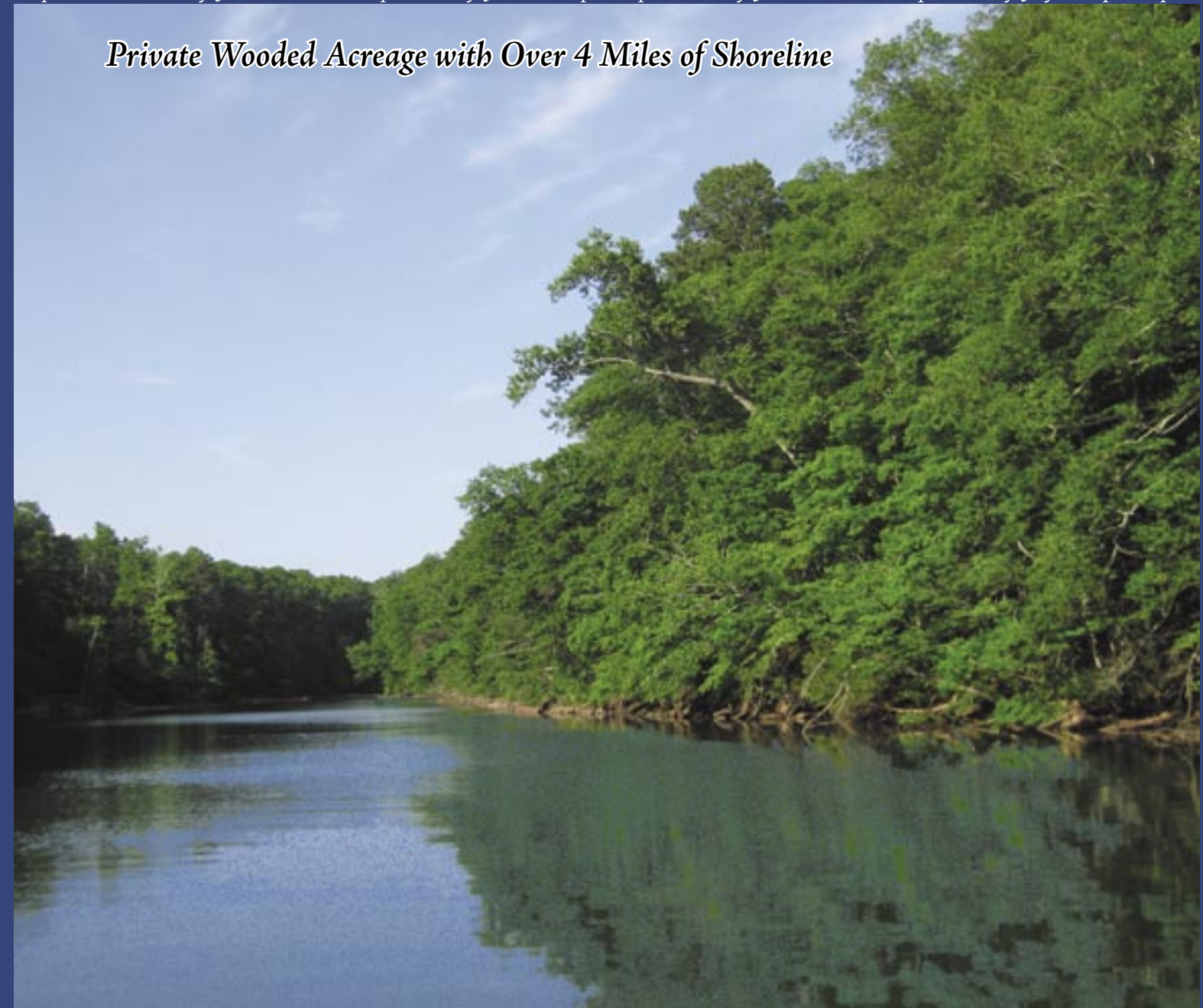
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Private Wooded Acreage with Over 4 Miles of Shoreline



Do Not Delay
Dated Material

Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

Join our group
on Facebook



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- Main Channel and Cove Shoreline
- Incredible Views
- Two Nearby Marinas - Blue Springs Marina - 2-1/2 miles north of the property and Euchee Marina - 2-1/2 miles south of the property
- (3) Private Coves Known as "Pearl Harbor"
- Large Wooded Areas

- Secluded, yet convenient to I-40 & I-75
- Recreational Paradise
- Road Access from (3) Roads - Leffew Lane is located near the middle of the property. Indian Shadows Drive is located to the north of the property. Red Cloud Road is located to the south of the property

2% Broker Participation

Pre-registration required.

Avg. 2,500' Shoreline for each of the 9 Waterfront Tracts

