

Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

Potential Income-Producing Duplex

Estate of Lochlin Caffey

3124 E. 5th Ave., Knoxville, TN

Friday, August 13 • 2:00 PM

Inspection by appointment only



- Approx. 2,574 sq. ft.
- Built in 1920
- All brick, 2-story building
- Utilities Available:
 - Electric, Water, Sewer,
 - Natural Gas
- Zoning: R-2 - General Residential District
- Estimated Annual Real Estate Taxes: County - \$617.38; City - \$643.54. Taxes to be pro-rated at closing
- Directions: From the intersection of N Cherry St. and East Magnolia

Ave., turn LEFT onto East Magnolia Ave. and travel north 6/10 mile. Turn LEFT at "Chandler's Deli" onto N Castle St. to stop sign. Turn RIGHT onto E 5th Ave. and travel to property on RIGHT.

* Square Footage believed to be accurate but not guaranteed. Information has been obtained from Knox County Courthouse.

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. A real estate sales contract must also be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. LAST AVAILABLE DAY TO CLOSE IS THURSDAY, SEPTEMBER 2ND. NO EXTENSIONS AVAILABLE. Note: Homes built before 1978 may contain lead-based paint. Sale day announcements control terms of auction.



FURROW AUCTION COMPANY

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