

Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

6.6 Acres Commercial Property

Strawberry Plains Pike & E. Gov. John Sevier Hwy., Knoxville, TN

Wednesday, March 10 • 12:00 Noon



- Approx. 480' of road frontage on Strawberry Plains Pike
- Approx. 640' of road frontage on E. Gov. John Sevier Hwy.
- Direct access to traffic light
- Utilities Available: Overhead Electric / Water / Gas - by KUB. Sewer is currently unavailable. The closest sewer line is at the intersection of Strawberry Plains Pike and Thorngrove Pike, which is approx. 1.2 miles west of the property. This is also provided by KUB.
- Zoning: PC – Planned Commercial
- Estimated Taxes: County: \$659.72. Taxes to be pro-rated at closing
- Directions: Traveling east on I-40, take Exit 394 (Asheville Highway). Turn LEFT on Asheville Highway and travel 1 mile to traffic light with Wendy's. Turn RIGHT on E. Governor John Sevier Highway and travel 2.7 miles to property on left.

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) 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. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Sale day announcements supercede any previous information.

Dated Material • Do Not Delay

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

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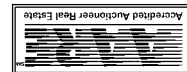


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FURROW AUCTION COMPANY
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