

AUCTION

SATURDAY

MAY 27TH

10:30 AM

**44.79 ACRES DIVIDED INTO 17 LOTS & TRACTS
RANGING IN SIZE FROM .60+/- ACRES TO 11+/- ACRES
PLUS BEAUTIFUL HOME ON 1+/- ACRE
McKINNEY PROPERTY • SOUTH FORK CIRCLE • MORRISTOWN, TN**



LOCATION: 4510 Southfork Circle, 4th C/D of Hamblen County, Morristown, TN.

DIRECTIONS: From Exit 8 of I-81 or from Morristown, follow Highway 25-E (Davy Crockett Parkway), turn onto Spencer Hale Road and follow signs.

DESCRIPTION: Impeccable 4 bedroom, 2 bath home, 2 fireplaces, family room, large deck, and basement. Other improvements on the property include a 39 x 52 barn, two (2) storage sheds and two (2) ponds. Breath-taking views of the countryside. A very desirable property.

TERMS: **Real Estate** — 10% down sale day, balance on or before 30 days.

Personal Property — Cash or good check sale day.

POSSESSION: **Real Estate** — with deed / **Personal Property** — with paid receipt.

WATER: Utility water available on all lots. Two (2) ponds.

AUCTIONEER'S NOTE: Conveniently located only minutes from I-81 and Morristown, yet surprisingly private. This property HAS IT ALL! Features 1/2 acre building lots to a 11+/- acre mini-farm. Beautiful home, beautiful views! A RARE FIND. Make your plans now to attend our "Open House" and be there "SALE DAY".

PARTIAL LIST OF AVAILABLE ITEMS

45 ROUND BALES HAY
HAY ELEVATOR

WOOD BURNING STOVE
COAL BURNING STOVE

OPEN HOUSE: SUNDAY, MAY 18th, 1:00 P.M. - 3:00 P.M.

Under 42 U.S.C. 4852(d) the prospective purchaser of a single family residence built before 1978 has a minimum of ten days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. The date of the first appearance of this auction advertisement begins this time period and the purchaser will be required to waive the opportunity to conduct any further tests.

Selling for Jimmy & Loretta McKinney by:

website: www.masengillauction.com

John F. McCrary, Jr.
Gary C. Wills
Hix Masengill
Stephen McCrary
Betty Lowe
Scott Wills

MORRISTOWN 586-6654
MOSHEIM 422-7048
KNOXVILLE 637-4155
1-800-621-2144

MASENGILL

Auction Co.

**EXPERIENCE DOESN'T COST
IT PAYS!!!!**

Firm License #17
Real Estate Broker

135 West First North St.
P.O. Box 1235
Morristown, TN 37816-1235

Announcements the day of sale take precedence over all advertising.



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