

# AUCTION

**SATURDAY**

**APRIL 14TH**

**10:30 AM**

## **WEST HAMBLLEN COUNTY**

**10+/- ACRES DIVIDED INTO 3 LOTS & TRACTS  
RANGING IN SIZE FROM 1.90 ACRES TO A 7.01 TRACT  
HOME, BARN, & MANUFACTURING BUILDING**

**LOCATION:** 5523 Dearing Road, 5th c/D of Hamblen County, TN.

**DIRECTIONS:** From Highway 11-E or Exit 12 of I-81, follow Highway 160 to Dearing Road. Follow Dearing Rd. approximately 1 mile. Watch for sale signs.

**DESCRIPTION:** 10+/- acres divided into tracts and also offered as a whole. Recently updated 3 BR home, large country kitchen, fireplace and all on nice level lot. large barn and corral area. Office space and large manufacturing building. Suitable for several different kinds of businesses. Property already has multi-zoning.

**ZONING:** One (1) acre has manufacturing building and is already zoned I-1.

**TERMS:** 10% down sale day; balance on or before 30 days.

**POSSESSION:** With Deed.

**UTILITIES:** Appalachian Electric Corp., Alpha-Talbott Utility District and private well.

**AUCTIONEER'S NOTE:** **A ONCE IN A LIFETIME OPPORTUNITY!** Here is your chance to buy acreage on the West End of Hamblen County with Multiple Zoning. Good level land with home, barn, lots of storage, office space and manufacturing space. Close to I-81, the Airport Industrial District, Highway 11-E and the airport. Better look this one over and plan to be there sale day.

**OPEN HOUSE: Friday, April 13, 2:00 - 5:00 PM**

Plats available on site or at our office.



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 Mr. David Stokes

website: [www.masengillauction.com](http://www.masengillauction.com)

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

MORRISTOWN 586-6654  
MOSHEIM 422-7048  
KNOXVILLE 637-4155  
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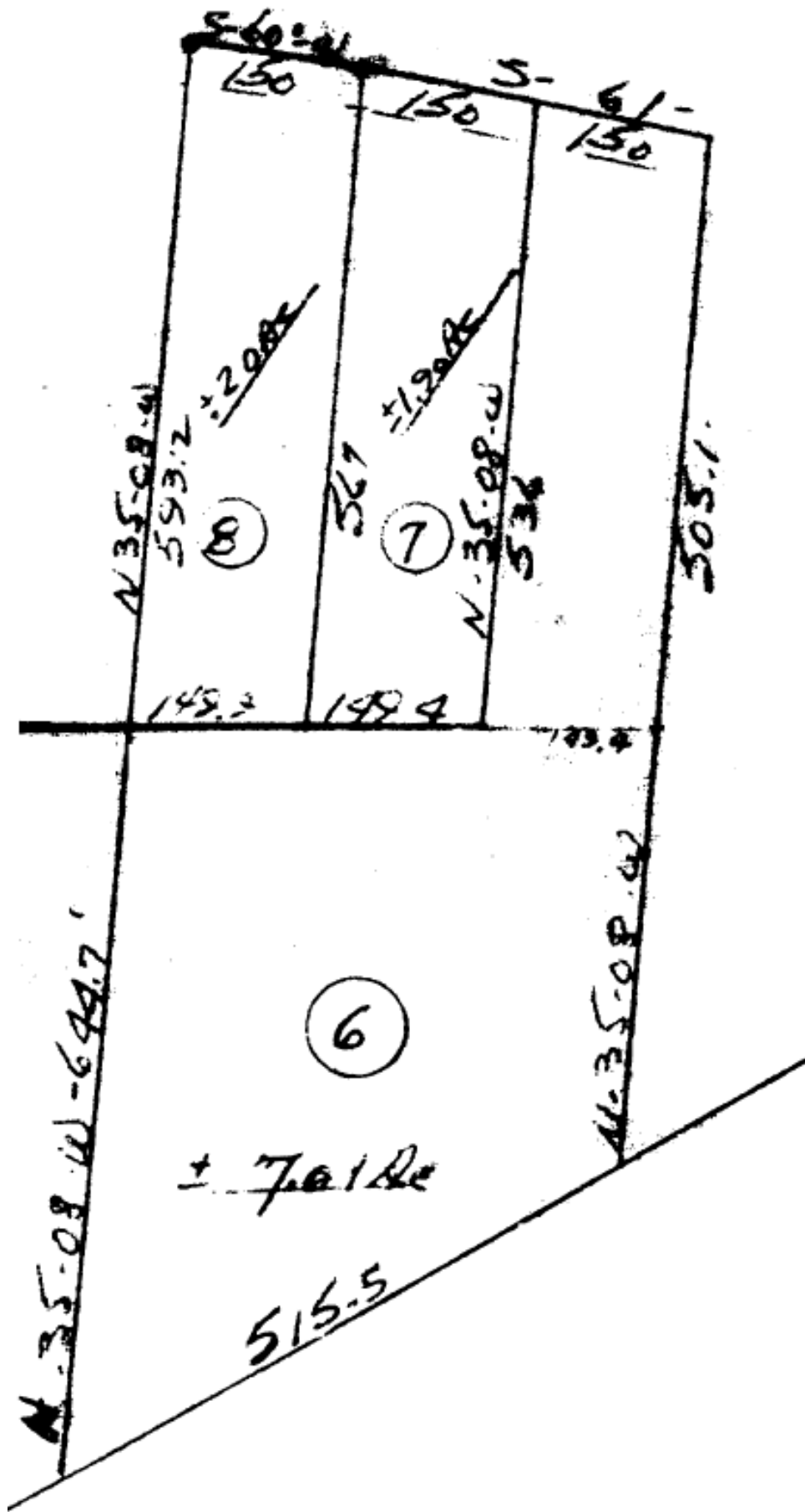
**MASENGILL**  
  
**Auction Co.**

**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.



**MASENGILL**



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