

**Name: 855 North Central Avenue, Church Hill, Tennessee 37642**

**Auctioneer: United Country Clinch Mountain Realty and Auction**

**Auction Type: Online Auction Only**

**Dates: 7/21/2023 Bidding set to end 8/25/2023 7:00 PM EST Soft Close Auction**

**Preview Dates 7/21/2323-8/25/2023**

**Closing Date: Winning Bidder will receive an email from Joey Haun with all information.**

**Location: Online Only Auction  
Bean Station, TN 37708**

**Buyer's Premium: 10% and 1% Internet Fee added to Bid Price**

#### **Property Details**

- **Parcel Number: Map 020 Parcel 131.00**
- **Property Address: 855 N Central Avenue, Church Hill, TN 37642**
- **County: Hawkins**
- **State: Tennessee**
- **Lot Size: 118.09 Acres**
- **Zoning: A-1**

**Title: Online Auction - Unrestricted Land in the Church Hill Community, Hawkins County, East Tennessee**

**Welcome to the highly anticipated online auction for 118.09 surveyed acres of pristine, unrestricted land located in the picturesque Church Hill Community of Hawkins County, East Tennessee. This remarkable property offers a rare opportunity for land developers, investors, and nature enthusiasts alike to own a piece of untouched beauty in one of the most sought-after regions of the state.**

**As you explore this remarkable parcel, you'll be captivated by the natural splendor surrounding you. The land is predominantly wooded with select cut timber harvested, ensuring a harmonious balance between the**

untouched wilderness and potential development opportunities. Alexander Creek gracefully flows through the property, adding to the serene atmosphere and providing a peaceful soundtrack to your daily endeavors. Envision waking up to the breathtaking views of the East Tennessee Mountains as the first rays of sunshine paint the landscape in vibrant hues. This property boasts numerous building sites, each offering its unique perspective of the surrounding natural wonders. Whether you envision a secluded mountain retreat or a thriving residential community, the possibilities are limited only by your imagination.

Convenience meets tranquility at this location, as the property enjoys paved county road frontage from two roads. Access to the site is a breeze, ensuring a seamless experience for residents, visitors, and potential buyers. The Church Hill Community is ideally situated, being centrally located in Kingsport, Johnson City, and the Tri-Cities area, providing easy access to a wide range of amenities, including shopping centers, dining establishments, cultural attractions, and healthcare facilities.

In addition to its convenient location, this property offers the best of both worlds – a tranquil retreat surrounded by nature and an array of modern amenities just a short drive away. Public water, electricity, and high-speed internet are available, making establishing the foundations of your dream development easier. Whether you plan to create a residential neighborhood, a vacation resort, or a commercial venture, the infrastructure is already in place to support your vision.

Nature enthusiasts will delight in the abundance of wildlife that calls this property home. From white-tailed deer and wild turkeys to various bird species, nature lovers will find endless opportunities to observe and appreciate the local flora and fauna. Outdoor enthusiasts can explore the property's vast acreage and indulge in hiking, hunting, fishing, and birdwatching activities, creating unforgettable memories in this untouched paradise.

The auction will be conducted online, providing a convenient and efficient platform for interested buyers to participate from anywhere in the world. United Country Clinch Mountain Realty and Auction, renowned for its land and property auctions expertise, will oversee the proceedings, ensuring a fair and transparent process.

Don't miss this unparalleled opportunity to own 118.09 surveyed acres of pristine, unrestricted land in the Church Hill Community of Hawkins

**County, East Tennessee. Whether you're an astute investor, a visionary developer, or a nature lover seeking the perfect retreat, this property has it all. Mark your calendars and prepare to bid, as this online auction promises to be an event of great interest and excitement.**

**Contact United Country Clinch Mountain Realty and Auction today to receive comprehensive information on the auction format, registration details, and any additional queries you may have. Take advantage of this once-in-a-lifetime opportunity. Place your bid and secure your slice of East Tennessee's natural paradise.**

**This property is being sold from the Hughes Farm Survey, Tracts 95-97 recorded in the register of deed office in Hawkins County TN Cabinet 3 envelope 920B, March 30, 2004.**

**The auction will be conducted entirely online, providing convenience and accessibility to interested bidders. Bidding will commence on July 21, 2023, and continue until August 25, 2023, with the auction closing promptly at 7:00 PM EST.**

**To participate in the auction and access further details about the property, interested individuals can visit our website at [www.ucclinchmountainrealty.com](http://www.ucclinchmountainrealty.com). Take advantage of this chance to acquire valuable land in Grainger County, Tennessee.**

**Location: Latitude 36.547229, Longitude -82.718037**

**Driving Directions: GPS Friendly (Look for Sign)**

**855 N Central Avenue Church Hill, TN 37642, Map 020 Parcel 131.00 Hawkins County Tennessee**

**Disclaimer: There is an active Timber Contract with Gilkey Lumber Company through May 5, 2024, with an option for a six-month extension to harvest trees at 15” and above, and this will be in the warranty deed.**

**Homeowner Association Fee 0.00**

**2022 Yearly Property Taxes are 471.07**

**FL# 5167**