

**Name: 5640 East Sugar Hollow Road ( Estate of Joe Frank & Peggy Haun)**

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

**Auction Type: Live & Online Auction (Simultaneous)**

**Dates: 06/25/2024 Pre Bidding set to Live Auction starts 07/13/2024 at 10:30 AM EST**

**Preview Dates 06/25/2024-07/13/2024**

**Closing Date: The Winning Bidder will receive an email from Joey Haun with all information and immediately sign contract, or if you are present on the day of the auction, you will be required to sign prior to leaving sale site.**

**Sale Site: 5640 East Sugar Hollow Road  
Russellville, Tennessee 37860**

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

### **Property Details**

- **Map & Parcel Number: 027 017.01**
- **Property Address: 5636 & 5640 East Sugar Hollow Road**
- **Russellville, TN 37860**
- **County: Hamblen**
- **State: Tennessee**
- **Lot Size: 29.86 Acres**
- **Zoning: Agriculture**

### **Title:**

#### **Property Overview:**

Join us for an exceptional estate auction of the late Joe Frank and Peggy Haun, who built and cherished this property since 1976. Located in the picturesque Russellville community of East Hamblen County, Tennessee, this property offers a unique blend of history, charm, and potential.

#### **Preview Date:**

July 7, 2024, from 2:00 PM to 4:00 PM EST

#### **Main House:**

- Full brick rancher with a full basement

- Heated area: 1,947 square feet
- 3 bedrooms, 2 full baths
- Attached garage
- Built in 1976

**Property Details:**

- Situated on 29.86 surveyed acres
- Zoned agriculture, unrestricted
- 87% pasture and grassland, 10% wooded
- Includes a barn, spring, and pond

**Second House:**

- 400 square feet
- 1 bedroom, 1 bath

**Utilities:**

- Shared well, public water available
- Both houses are connected to cable internet service

**Special Notes:**

- Both houses need some updating
- Property will be offered in tracts, small groupings, and as a whole

**Auctioneer Information:**

United Country Clinch Mountain Realty and Auction

Office: 865-993-5263

Contacts: Lisa McBride (423-748-1081) or Joey Haun (423-748-7181)

Website: [www.ucclinchmountainrealty.com](http://www.ucclinchmountainrealty.com)

**Auction Timeline:**

- **Real Estate:** Selling first
- **Furniture & Antiques:** Live and online bidding
- **Box Lots:** Live bidding only

**Featured Antiques and Furniture:**

- Pie safes
- Hoosier cabinets
- Cast iron items
- Brass kettle
- Lard press

- Various tables and chairs
- Bedroom suites
- Beveled glass cabinets
- Drexel lanterns
- Milk cans

...and many more unique and valuable items.

### **Why Attend?**

This auction presents a rare opportunity to acquire a piece of Russellville history. The extensive property, with its prime location and diverse features, is ideal for agricultural use, residential purposes, or investment. The variety of furniture and antiques also offers something for collectors and enthusiasts.

We encourage you to attend this auction to fully appreciate the value and potential of the property and items available. Whether you're looking for a new home, land, or unique antiques, this auction has something for everyone. Don't miss out on this chance to own a piece of the Haun legacy.

Mark your calendars for July 13, 2024, at 10:30 AM EST. We look forward to seeing you there!

**Location: Latitude 36.239309, Latitude -83.196105**

**Driving Directions: GPS Friendly**

**5640 & 5636 East Sugar Hollow Road Russellville, Tennessee 37860**

**Homeowner Association Fee 0.00**

**2023 Yearly Property Taxes are 1,013.07,**

**Rollback taxes to be paid by the Estate**

**The buyers will be signing a Lead Based Paint waiver the day of auction, the houses were built prior to 1978.**

**This property is being sold according to the Survey completed by Culbertson Surveying. This property is being offered in tracts and small groupings and then will be offered as a whole.**

**A 5% grouping fee will be added to the tract's high bids.**

**The highest bids will add 10% Buyer's Premium and 1% internet fee.**

**Lakeway Title Service will be handling the closing.**

**FL# 5167**