

TERMS & CONDITIONS

Buyers Premium: 11% will be added to the bid price to determine the purchase price.

Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction Bidders Agreement:

I (Buyer) agreed to enter into a contract if declared high bidder by the auctioneer on the 14460 Warrensburg Road, Midway, Tennessee 37809, 24.44 surveyed acres in Greene County, TN, an Internet Only Auction.

I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction - Bidding ends July 26, 2025, at 7:00 p.m. EST. (This will be a soft Auction)

2) Buyer's Premium – 11% will be added to the final bid price to arrive at the contract sale price.

3) The winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. A signed contract copy must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, Tuesday, July 29, 2025, hand-delivered, faxed or scanned, and emailed). This is an Undisclosed Reserve Auction.

4) 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing. The 10% required at the close of the auction will be based on 150 acres.

5) Closing shall be on or before 5:00 p.m., August 26, 2025.

6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

7) Seller shall pay 2024 and all prior year real estate taxes. 2025 real estate taxes will be prorated to the day of closing.

8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

9) The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or

implied warranties pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

United Country Clinch Mountain Realty and Auction are agents for the Sellers. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Tennessee State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.

Currency Type: Cashier's Check or Wire Transfer

Preview Date & Times: 6/26/2025-7/26/2025

Checkout Date & Times: Please contact the auction company for checkout dates & times.

Location: Latitude 36.125911, Longitude -83.091170

Driving Directions: From Knoxville to I-40 E to I-81 N to Exit 15, left onto Fish Hatchery Road, right onto Warrensburg Road, the property will be on your Left.

Map 117 Parcel 043.02, 14460 Warrensburg Road Midway, Tennessee 37809, Map 117 Parcel 043.02 Greene County, Tennessee

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are 261.53

This Property is Being Sold by the recorded survey, Landon Ayers Estate Plat Book G page 364, lot 2, 24.44 Acres in the register of deeds office in Greene County.

**Online Auction – 24.44± Acres of Creekfront Row Crop Land in East Tennessee
Auction Opens: June 26, 2025 | Auction Ends: July 25, 2025 at 7:00 PM EST
Presented by United Country Clinch Mountain Realty & Auction
Located at 14460 Warrensburg Road in the peaceful Midway community of Greene County, Tennessee, this 24.44± acre tract offers a rare opportunity to purchase productive, unrestricted farmland with outstanding natural features. Whether you're an investor, farmer, homesteader, or land enthusiast, this versatile property is sure to capture your attention.**

This level parcel features over 1,700 feet of frontage on Little Chucky Creek—a year-round water source ideal for livestock, irrigation, and scenic enjoyment. With over 400 feet of paved road frontage and public water access at the road, it is ready for

residential or agricultural development. The land is currently rotated between corn and soybeans annually, a practice that has helped maintain rich, fertile soil perfect for continued row crop farming or pasture conversion.

Zoned agricultural and unrestricted, this land presents endless possibilities. Build a home, create a private getaway, establish a small farm, or hold as a long-term investment in the growing East Tennessee market. With no zoning restrictions, you're free to bring RVs, mobile homes or develop your dream homestead.

Situated just 17 miles from Morristown, TN, you'll enjoy rural privacy without sacrificing access to shopping, healthcare, and services. The area is renowned for its rolling pastures, fresh mountain air, and deep agricultural roots—making it a desirable location for both full-time residents and weekend retreat seekers.

Whether you're looking to expand your farm, invest in land, or secure a scenic place in the Tennessee countryside, this property deserves your consideration.

Bidding is open from June 26 to July 25, 2025, and ends at 7:00 PM EST.

Don't miss your chance to bid on this prime piece of East Tennessee land!

For full terms, property details, and registration information, visit

[UCClinchMountainRealty.com] or call (865) 993-5263.

Auction conducted by United Country Clinch Mountain Realty & Auction – Serving Buyers and Sellers Across East Tennessee.