

Auction Name: 14240 Warrensburg Rd, Midway, TN 37809-4648 Auction

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction

Auction Dates: 9/13/2025 - 10/14/2025 ends at 7:00 PM

Preview Dates: 9/13/2025-10/14/2025

Closing Date: 10/14/2025 At 7:00 PM EST

The Winning Bidder will receive an email from Joey Haun with all information, or if you are present on the day of the auction, you will be required to sign

Location: Online Only Bidding

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

Property Details

- **Parcel Number: Map 117 Parcels 053.01 & 052.08**
- **Property Address: 14240 Warrensburg Rd, Midway, Tennessee 37809**
- **County: Greene**
- **State: Tennessee**
- **Lot Size: 12.924**
- **Zoning: Agriculture & Residential**

Title: Online-Only Auction — Midway, Tennessee

14240 Warrensburg Road, Midway, TN 37809 • Greene County

Turnkey living, extra acreage, and reusable improvements—all selling at auction. United Country Clinch Mountain Realty & Auction presents a versatile East Tennessee opportunity offered in multiple components so you can bid on what fits your plans.

On 2.974± unrestricted acres, you'll find a single-wide mobile home featuring three bedrooms and two bathrooms, plus a practical mother-in-law suite—ideal for extended family, guests, or a private office. The homesite is already set up with a septic system, public water is

installed, and a fiber network is available, making move-in and working from home simple. Unrestricted zoning provides you with the flexibility to use your property for personal use, small livestock, gardening, equipment, or hobby projects without HOA restrictions.

Directly across the road, an additional 9.95± unrestricted acres are available for sale separately. This tract includes a 30'×72' shed—great for storage, staging, or a head start on your next build. Create your mini-farm, establish a contractor base, or hold as a land investment in the growing Midway area.

Also selling individually are four (4) 42'×500' poultry houses with associated feed bins. Important Note: The local poultry provider has indicated they will no longer supply birds to poultry houses at this location. Buyers of these improvements will be responsible for disassembling and removing the houses and feed bins from the property after closing. These structures offer value for repurpose, salvage, or relocation. The property is zoned agricultural.

Auction Details:

- Bidding Opens: September 13, 2025
- Bidding Closes: October 14, 2025
- Format: Online-Only Auction
- Real Estate is sold by the surveyed boundaries.

This sale is tailor-made for end users, investors, and entrepreneurs who appreciate options: live in the home while you build across the road, expand storage or shop space, or part out the poultry houses to suit your needs elsewhere. With utilities in place, unrestricted land, and multiple purchase combinations, you can pursue a plan that fits your timeline and budget.

Presented by: United Country Clinch Mountain Realty & Auction.

Office: 865-993-5263, Lisa McBride 423-748-7181

ucclinchmountainrealty.com

How to Bid: Register online, review the surveys and terms, and place your bids before the closing date. Inspections are welcome—do your homework and bid with confidence.

All property and improvements sell “as-is, where-is.” Buyers of poultry houses and bins are solely responsible for all disassembly, removal, permits, and compliance with local regulations. Please review the full terms and conditions and surveys before bidding.

National Marketing/ Local Expertise

Location: Latitude 36.122270, Longitude -83.092371

Driving Directions: TN 113 to TN 340 S / Fish Hatchery Road 9.4 Miles. The properties are on both sides of the road. (Look for Auction Signs)

**14240 Warrensburg Road, Midway, TN 37809-4648, Map 117 Parcels 053.01 & 052.08
Greene County, Tennessee**

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are \$1,285.77

This Property is Being Sold by the surveys, Lots 1,2,6, Gary C Wills Property, 2.974 Acres, surveyed by Robert Barker a recorded survey, with the home. The Portion of Robert A. Smeler, William A., and Ellen S. Partin Property, 9.95 Acres surveyed by Billy Knight, 7-31-2015. The poultry houses will be sold separately.

FL# 5167