

Name: Joe Frank & Peggy Haun Estate Auction 110 Acres

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Live and Online Auction

Dates: 8/6/2021 Bidding 9/11/2021 10:30 AM EST

Preview Dates 8/4/2021-9/11/2021

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

**Location: Shinbone & Slop Creek Rd
Russellville, TN 37860**

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

East TN Farm for Sale at Auction Hamblen County

In the Russellville community of Hamblen County, Tennessee lays one hundred and ten acres of unrestricted, mostly cleared pasture, hayfields, with a small area of woods. This farm offers two barns, ponds, a spring, well, and automatic water system. The property is mainly gently rolling. There are excellent 360 degree East Tennessee Mountain views from numerous areas of the farm.

This farm is an estate auction, and there are nine tracts offered per tract, small grouping, and reserved as a whole. The nine lots range from six acres to sixteen acres lots.

This farm lies between Shinbone and Slop Creek road, and public water, electricity, and high-speed internet are available.

Location: Latitude 36.224891, Longitude -83.194374

Driving Directions: This property adjoins 1474 Shinbone Rd Russellville, TN 37860 or can also be accessed at 1405 Slop Creek Rd Russellville, TN 37860

110.06 Acres Shinbone Road Russellville ,Tennessee 37860, Map 036 Parcel 002.03, Map 036 Parcel 003.00 and Map 035 Parcel 047.00, Hamblen County Tennessee

HomeOwner Association Fees 0.00

2020 Yearly Property Taxes are 747.13 which are paid in full. The Seller will be responsible for any rollback taxes.

This Property is Being Sold per the survey by Billy Knight and will be recorded prior closing.

FL# 5167