

Name: 456 Beech Grove Road Bulls Gap TN 37711-3703

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction Only

Dates: Bidding set to end July 22, 7:00 PM EST Soft Close Auction

Preview Dates June 20- July 22, 2022

Closing Date: Winning Bidder will receive 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

Unrestricted Land Auction Hawkins County TN

Here is your chance to own 70 pristine acres in the heart of the wonderful East Tennessee. This property is a blank slate just waiting for someone with the vision of homesteading. The front 8 to 15 acres of this property is rolling pasture land which would be great for livestock, gardening, and much more. In the edge of the pasture there is a year round creek that runs directly through the middle of this 70 acre tract. Also found on the property is a very large mobile home that with a little work could be brought back to life or removed entirely depending on the wishes of the buyer. All utilities are currently on site with the mobile home which is a huge expense saver for the next owner. If you wish to build in other locations the ridge tops offer great potential home sites with great views of the surrounding mountains. The property offers tons of recreational opportunities with its abundance of whitetail deer and wild turkey which Hawkins County is

known for. This property is located in the wonderful Bulls Gap community which offers all the necessities. If it is a larger town you are in search of this property is also only around 15 minutes to Greeneville Tennessee which offers attractions of all sorts. Properties as great as this one rarely become available so do not miss out on this once in a lifetime opportunity.

Location: Latitude 36.287833, Longitude -83.019128

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special 456 Beech Grove Road Bulls Gap ,Tennessee 37711-3703, Map 153 Parcel 073.01 Hawkins County Tennessee. This Property is selling off of the James S King Survey dated May 30, 1978 completed by Surveying Murrell Weems Lots 6-8, excluding two one acres lots. Lot 1 was survey January 10, 2000 by Murrell Weems, and Lot 2 was survey dated January 31, 2008, we are selling 70.22 Acres

HomeOwner Association Fees 0.00

2021 Yearly Property Taxes are 571.73

FL# 5167