

Name: Lots 11-13 Highway 33 S & Snodgrass Rd New Tazewell TN 37825

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction Only

Dates: 6/30/2023 Bidding set to end 7/31/2023 7:00 PM EST Soft Close Auction

Preview Dates 6/30/2023-7/31/2023

Closing Date: Winning Bidder will receive an 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

Property Details

- **Parcel Number: Map 108A Group C Parcels 011.00, 012.00, 013.00**
- **Property Address: Lots 11-13 Highway 33S & Snodgrass Rd New Tazewell, TN**
- **County: Claiborne**
- **State: Tennessee**
- **Lot Size: 2.07 Acres**
- **Zoning: 2 Lots Commercial & 1 Residential**

Title: Online Only Auction - Commercial and Residential Lots in New Tazewell, Tennessee

Presented by United Country Clinch Mountain Realty and Auction Website:
www.ucclinchmountainrealty.com

We are delighted to present an exclusive auction featuring two commercial lots and one residential lot located in the heart of New Tazewell, Tennessee. This prime real estate opportunity offers excellent potential for various ventures, including retail stores, strip malls, storage units, restaurants, and more.

Lot Details:

- **Location: New Tazewell, Tennessee, Claiborne County**
- **Address: Highway 33 South**
- **Road Frontage: 194 feet on Highway 33 South**

- **Traffic Count: 13,960**
- **Commercial Lots: Two zoned commercial**
- **Residential Lot: Soil mapped for 3-bedroom septic system**

Features and Benefits:

- **High visibility with extensive road frontage on Highway 33 South**
- **Ideal for retail stores, strip malls, storage units, restaurants, and more**
- **Public utilities available for commercial lots**
- **Potential for development and growth in a thriving area**
- **Soil mapped for septic systems on two commercial lots**

Auction Details:

- **Auction Type: Online Only**
- **Auction Dates: June 30, 2023, through July 31, 2023**
- **Bidding Platform: Visit www.ucclinchmountainrealty.com to participate**
- **Auctioneer: United Country Clinch Mountain Realty and Auction**

Take advantage of this exceptional opportunity to acquire valuable commercial and residential lots in New Tazewell, Tennessee. Participate in the online auction between June 30 and July 31, 2023, at

www.ucclinchmountainrealty.com. Please contact United Country Clinch Mountain Realty and Auction for further details and inquiries.

Note: All information provided is based on current knowledge and should be verified by interested parties.

Location: Latitude 36.432743, Longitude -83.617615

Driving Directions: HWY 33 to Snodgrass Rd Lots on the left

Lots 11-13 Hwy 33 S & Snodgrass Rd New Tazewell, Tennessee 37825, Map 108C Group C Parcel 011.00, 012.00, and 013.00, 2.07 Acres Claiborne County Tennessee

Homeowner Association Fee 0.00

2022 Yearly Property Taxes are 231.50

This Property is Being Sold from the recorded survey in the registered of deeds office in Claiborne County TN Plat Book 3 Page 176, subdivision Howard Acres, Lot 11-13. 2.07 Acres

FL# 5167