

Name: 24 Acres Coffey Lane Rutledge Tennessee 37861 Estate Auction

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Live & Online Auction (Simultaneous)

Dates: 8/15/2023 Pre Bidding set to Live Auction starts 8/30/2023 at 10:30 AM

Preview Dates 9/15/2023-9/30/2023

Closing Date: 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: At the property Coffey Lane
Rutledge, Tennessee 37861**

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

Property Details

- **Parcel Number: 048 027.00**
- **Property Address: 24 Acres Coffey Lane Rutledge TN 37861**
- **County: Grainger**
- **State: Tennessee**
- **Lot Size: 24 Acre**
- **Zoning: Agriculture**

Title: Auction Alert: Tranquil Tennessee Retreat - Your Dream Awaits!

Nestled in the heart of picturesque Rutledge, Tennessee, lies an extraordinary opportunity to own a piece of East Tennessee's natural beauty. Welcome to an exclusive estate auction where the land meets serenity and your dreams take root. Tracts 1 and 2, each offering unique features, promise a life of unrestricted freedom and natural wonder.

Tract 1: A Wooded Paradise Imagine owning approximately ten captivating acres of untouched woodland, blessed with the soothing sounds of a year-round creek gracefully meandering through the front of the property. This tranquil oasis invites you to create your dream homestead or a rustic

retreat. Whether you're drawn to peaceful seclusion or crave the thrill of hunting and recreational adventures, this tract offers endless possibilities. Unrestricted land ensures you have the creative freedom to manifest your vision. This is your canvas for nature enthusiasts, hunters, and those seeking a respite from the hustle and bustle of city life. Your private haven awaits.

Tract 2: The Best of Both Worlds Tract 2 comprises approximately 14 acres of diverse landscapes, blending lush grasslands with enchanting woodlands. As if that weren't enticing enough, a year-round flowing creek weaves its magic across this sprawling property. Located on both sides of Coffey Lane, this parcel epitomizes versatility. Picture your dream home nestled among the rolling grasslands, or carve out your secret hideaway deep within the woods. The soothing sounds of the creek provide a serene backdrop, making every moment a retreat. This tract presents an opportunity to embrace the harmony of nature while enjoying the freedom to shape it as you desire.

Auction Details: Mark Your Calendar The estate auction of these exceptional tracts is an event you will want to attend. The live auction will occur on September 30, 2023, at 10:30 AM EST. But the excitement begins early, with pre-bidding available from September 15, 2023. Be prepared to seize the moment and secure your piece of East Tennessee's paradise.

Options to Suit Your Vision Here's the beauty of this auction: Tracts 1 and 2 will be offered separately, allowing you to focus on your preferred slice of heaven. However, if your imagination envisions a larger canvas, both tracts will ultimately be offered back as a whole. The power to choose is in your hands.

Presented by United Country Clinch Mountain Realty and Auction. Rest assured, this auction is brought to you by the trusted professionals at United Country Clinch Mountain Realty and Auction. With their extensive experience and commitment to service, they are here to guide you through every step of this exciting journey.

Contact Us Today For inquiries and to receive more information, don't hesitate to contact our office at 865-993-5263. You can also contact Lisa McBride at 423-748-1081 or Joey Haun at 423-748-7181. Alternatively, visit our website at www.ucclinchmountainrealty.com for additional details and resources.

In the heart of East Tennessee, where nature's beauty knows no bounds, this auction is your chance to make your dreams a reality. Seize the opportunity, embrace the tranquility, and secure your piece of paradise. The journey begins now; will you be the one to claim it?

Location: Latitude 36.280687, Longitude -83.531027

Driving Directions: Highway 11W to Coffey Lane (Look for Sign) property on both sides of the road.

24 Acres Coffey Lane Rutledge, Tennessee 37881, Map 048 Parcel 027.00 Grainger County Tennessee

Homeowner Association Fee 0.00

2022 Yearly Property Taxes are 94.73

This Property is Being Sold from the Warranty Deed. There is no survey available.

FL# 5167