

Property Information

Home & 24.18 +/- ac Farm
659 Nicholson Road
Dandridge, TN 37725

Saturday October 6, 2018 @ 10:30 a.m.

Live/Online Auction



HURST AUCTION

Final Contract includes a 10% Buyers Premium



Home & 24.18 +/- Acre Farm w/Farm Equipment, Household Goods, & Firearms

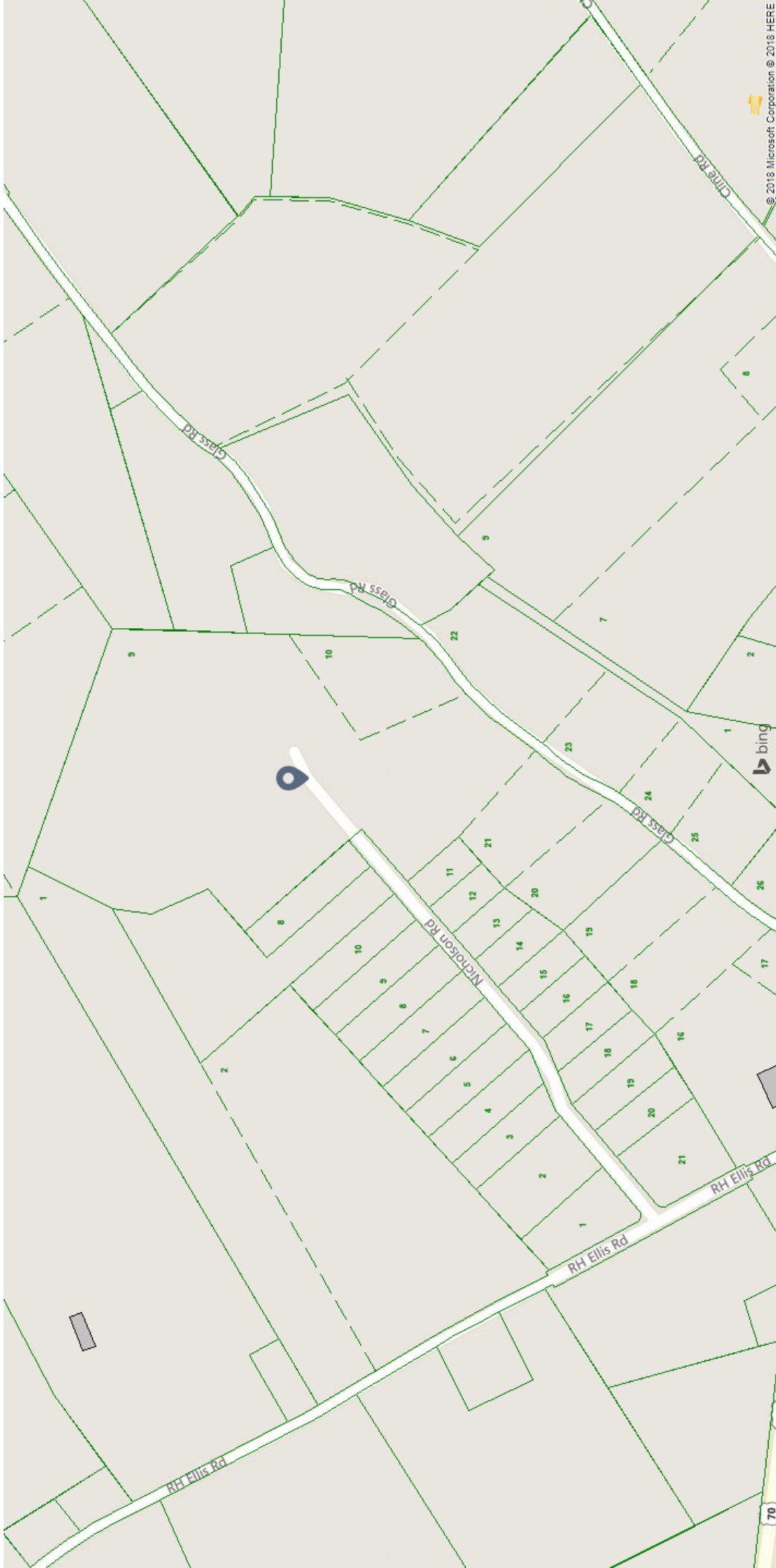
Saturday October 6th, 2018 @ 10:30 a.m.

"Live / Online Auction Event"

We have been contracted to market and sell this 24.18 +/- acre farm located in Dandridge TN at public auction. This well located farm will be offered in individual tracts and as a whole. Tracts range in size from 1.88 +/- ac to 12.06 +/- ac. With a 2978 sq foot home large shop and additional 2 bedroom, 2 bath home w/ 1 bedroom apartment and several outbuilding, game bird pens and more. The home features 3 bedrooms & 3 full baths, partially finished basement, large kitchen, enclosed porch, large open deck, and more. This property provides a private country setting situated near I-40 and a short drive to Great Smoky Mtns & Knoxville. This 24.18 +/- farm is waiting for you to "Bid & Buy @ Your Price"

In cooperation with Rick Long at Harold Long Realty

- 4 Tracts
- Private Country Setting
- Many Recent Home Upgrades
- Near Interstate 40
- Short Commute to Great Smoky Mountains & Knoxville
- Partially Wooded/Open Meadow
- Abundant Wildlife



LOCATION

Property Address	659 Nicholson Rd Dandridge, TN 37725-3457
Subdivision	R M Nicholson Farm
County	Jefferson County, TN



PROPERTY SUMMARY

Property Type	Farm
Land Use	Household Units
Improvement Type	Single Family
Square Feet	3654

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	067 005.00
Special Int	000
Alternate Parcel ID	
Land Map	067
District/Ward	02
2010 Census Trct/Bik	708/1
Assessor Roll Year	2017

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$106,600	Assessed Land		Jefferson	2.35
Appraised Improvements	\$216,300	Assessed Improvements			
Total Tax Appraisal	\$322,900	Total Assessment	\$80,725		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017		\$1,897.04	\$1,897.04
2016		\$1,897.04	\$1,897.04
2015		\$1,897.04	\$1,897.04
2014		\$1,897.04	\$1,897.04
2013		\$2,146.24	\$2,146.24

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1979	Effective Year	1982	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	1,636				
Building Square Feet (Living Space)		Building Square Feet (Other)			
Base 1636		Basement Unfinished 418			
		Screen Porch Finished 36			
		Screen Porch Unfinished 204			

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Below Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Panel-Plast-Drywall
Floor System	Wood W/O Sub Floor	Air Conditioning	
Exterior Wall	Siding Average	Heat Type	Wall/Floor Furnace
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Single Family	Condition	Average	Units	
Year Built	1983	Effective Year	1988	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	2,018				
Building Square Feet (Living Space)		Building Square Feet (Other)			
Base 2018		Basement Finished 960			
		Basement Unfinished 840			
		Screen Porch Finished 250			

- CONSTRUCTION

Quality	Average +	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Above Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Split
Exterior Wall	Brick/Wood	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	9

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
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Property Report for 659 NICHOLSON RD, cont.

Attached Shed	8X15	1980	FAIR
Detached Garage Unfinished	30X70	2003	FAIR
Wood Deck	9X26	1990	AVERAGE
Stoop	4X8	1983	AVERAGE
Patio	9X34	1985	AVERAGE
Wood Deck	4X7	1980	AVERAGE
Shed	18X32	1980	AVERAGE
Attached Shed	10X22	1980	AVERAGE
Attached Shed	16X32	1980	AVERAGE
Attached Shed	8X18	1980	AVERAGE
Open Shed	11X20	1980	AVERAGE
Horse Barn	15X70	1980	AVERAGE
Attached Shed	10X20	2000	POOR

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	
Block/Lot	/Note	Lot Square Feet	1,052,405
Latitude/Longitude	36.031004°/-83.480955°	Acreage	24.16
Type	Land Use	Units	Tax Assessor Value
Pasture		4	\$21,200
Woodland 2		18.16 Ac	\$58,110
Imp Site		2	\$27,270

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Stable
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	R M Nicholson Farm	Plat Book/Page	6/127
Block/Lot	/Note	District/Ward	02
Description	Lots 9;10;20;21;& Pt 8		

9.2. Classification of Districts. For the purpose of this resolution, the following zoning districts are hereby established in the un-incorporated sections of Jefferson County and are shown on the map entitled Zoning Map of Jefferson County, Tennessee.

- A-1 Agricultural-Forestry
- R-1 Rural Residential
- R-2 High Density Residential
- F-1 Special Flood Hazard District
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Industrial
- I-2 Environmental Industrial

9.3. Agricultural-Forestry District, A-1.

- A. Uses Permitted. Single family houses, duplexes, agricultural uses and sales including barns, storage sheds, single chasis mobile homes on individual lots, neighborhood commercial convenience uses including barber and beauty shops, gasoline stations, dry cleaners, doctors and veterinarian offices and clinics, grocery stores, repair shops, laundromats, car washes, day care centers, drug stores, customary home occupations, airports and air strips, schools and other government uses, travel trailer parks, campgrounds, marina operations, ventilation facilities for sub-surface mines and semi-public uses including churches.
- B. Uses Prohibited. Any item not specifically noted above, unless the Jefferson County Board of Zoning Appeals deems a proposed use similar to a type listed above.
- C. Setbacks. The principal building must be set back ten (10) feet from the side and rear lot lines and thirty (30) feet from the front property line. Accessory buildings must be set back five (5) feet from the side and rear lot lines. No accessory buildings are permitted in the front yards. Signs must be set back five (5) feet from any lot line.

9.4. Rural Residential District, R-1.

- A. Uses Permitted. Single family houses excluding mobile homes, duplexes, customary home occupations, day care centers, and schools.
- B. Uses Prohibited. Any use not specifically noted above.
- C. Setbacks. The principal building must be set back twelve feet from each side and rear lot line and thirty feet from the front yard lot line. Accessory buildings must be set

TERMS & CONDITIONS OF SALE
659 Nicholson Road, Dandridge TN 37725
October 6, 2018

REAL ESTATE: Located in the Second Civil District of Jefferson County TN, being a parcel of land, home, & structures containing 24.18 +/- acres being Lots 9, 10, 20, 21, & Pt 8 in R.M. Nicholson Farm Subdivision located at 659 Nicholson Road, Dandridge TN 37725 , Map 067, Parcel 005.00 further described in Deed Book 396, Page 612 recorded in the Jefferson County TN Register of Deeds Office, shall be offered at public auction.

BIDDING PROCEDURES: Open and verbal. Announcements made on the day of the auction will take precedence over all printed material or oral statements made. (1) Method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. (2) The auctioneer reserves the right to delete or add additional properties at this discretion. (3) The auctioneer has the authority, at his sole and absolute discretion, to deviate from, change, alter, or modify the bidding procedures and conduct of the auction at any time including after commencement of the auction.

BIDDING: All bidding is open to the public. As used in these conditions of sale the term "the final bid" means the highest bid acknowledged by the auctioneer, and the term "purchase price" means the sum of the final bid and the buyer's premium. The highest bidder acknowledged by the auctioneer shall be the buyer. The auctioneer has the right to reject any bid. In the event of any dispute between bidders, the auctioneer may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; record of final sale shall be conclusive.

INSPECTION: All property is sold "As Is, With All Faults." Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Hurst Real Estate & Auction disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Base Paint and/or Lead-Base Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Hurst Real Estate & Auction, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

BUYERS PREMIUM: A 10% buyer's premium will be added to the final bid to obtain the final purchase price

REAL ESTATE TERMS: 10% down of Total Purchase Price with signed contract today, balance due at closing in 30 days or less. A 10% buyer's premium will be added to your bid for the final purchase price.

FINANCING: Sale of the property is not contingent upon the buyer obtaining financing.

TAXES: Taxes shall be prorated between buyer and seller at closing.

ZONING: The property is currently zoned A-1

SEPTIC: Septic information was requested from Jefferson County TDEC but no information was found

CLOSING: Buyer will pay all recording fees and any loan expenses. A local title company will close the sale. There will be a small closing fee charged to both the buyer and the seller by the title company.

PERSONAL PROPERTY TERMS: Paid in full day of sale by Cash, Check, Credit/Debit Card. A 10% Buyers Premium will be added to the final bid to obtain the final purchase price of each item.

FIREARMS: Firearms will be picked up from Select Pawn in Morristown, TN. Gun check fee is \$10.00 and Processing Fee is \$10.00.