



49.23 ac +/- FARM AUCTION

**Saturday December 14, 2019 @ 10:30 a.m.
"Live / Online Auction Event"**

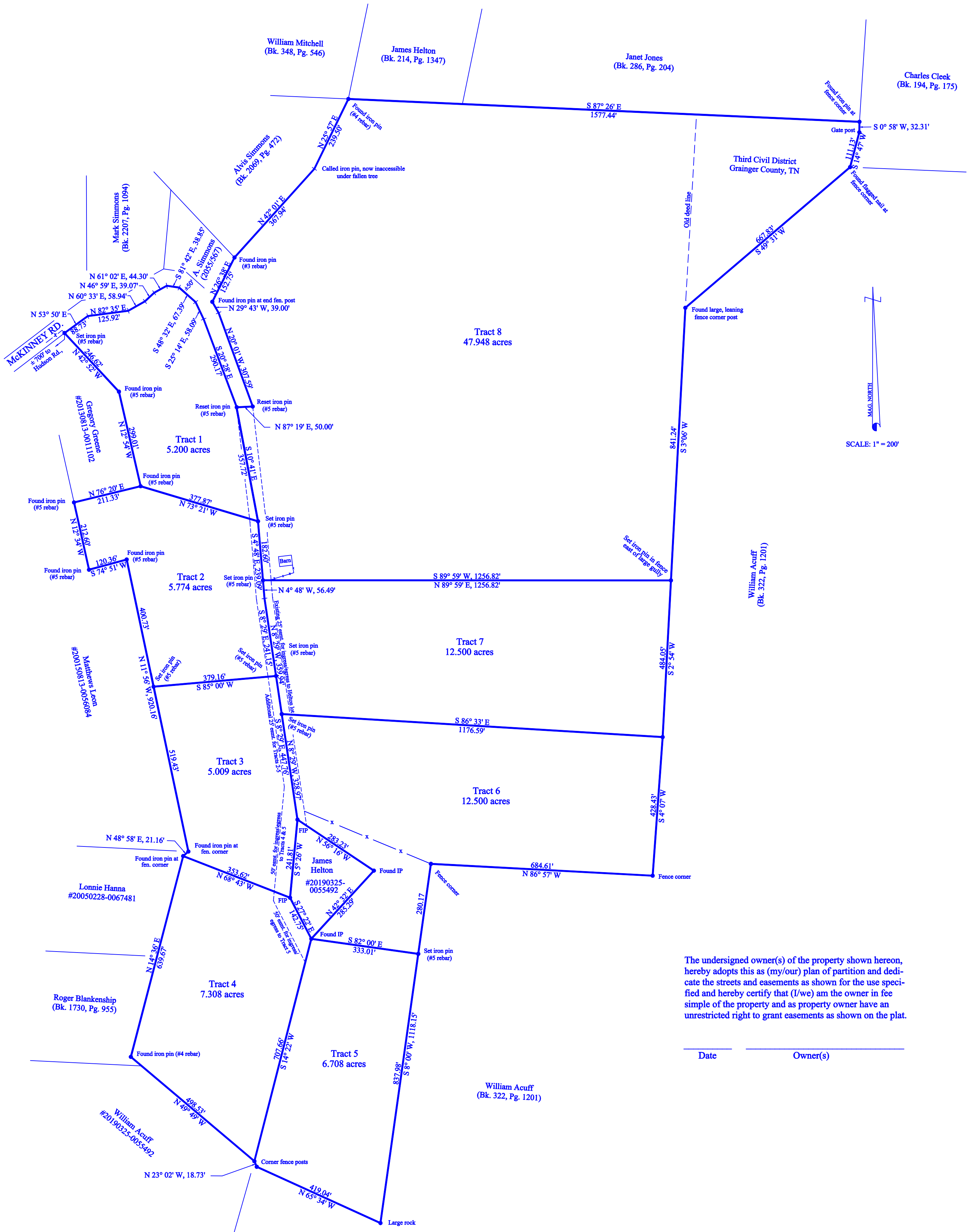


49.23 +/- acres

We have been contracted to market and sell this 49.23 +/- acre farm located in Mascot TN at public auction. This well located farm will be offered in individual tracts, groups, and as a whole. Tracts range in size from 5 ac to 12.5 ac .This property provides a private country setting and a short drive to Knoxville. This 49.23 +/- farm is waiting for you to "Bid & Buy @ Your Price"

- Convenient Location
- Private Country Setting
- Short Drive to Knoxville
- Mountain Views

Buyer's Premium: A 10% buyer's premium will be added to the highest bid to reach the final contract price



The undersigned owner(s) of the property shown hereon, hereby adopts this as (my/our) plan of partition and dedicate the streets and easements as shown for the use specified and hereby certify that (I/we) am the owner in fee simple of the property and as property owner have an unrestricted right to grant easements as shown on the plat.

Date _____ Owner(s) _____

PLAT SHOWING
 SURVEY AND PARTITION OF THE

JAMES HELTON FARM

Eighth Civil District
 Knox County, Tennessee

I hereby certify that this is a category II survey and the ratio of precision of the unadjusted survey is 1:10,000' or better, as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Don H. Olive

Don H. Olive, Tenn. Reg. No. 915
 418 Buckingham Drive
 Jefferson City, TN 37760
 865-475-8049

August 8, 2019



SCALE: 1" = 200'

PROPERTY SUMMARY

Property Type	Agricultural
Land Use	Agricultural Act
Improvement Type	Single Family
Square Feet	8620



GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	024 10101
Alternate Parcel ID	93275
Account Number	
District/Ward	COU
2010 Census Trct/Blk	65.02/2
Assessor Roll Year	2018

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019	Knox County	2.12
Appraised Land	\$417,100	Assessed Land			
Appraised Improvements	\$91,600	Assessed Improvements			
Total Tax Appraisal	\$508,700	Total Assessment	\$75,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$1,607.00	\$1,607.00
2018		\$2,445.00	\$2,445.00
2017		\$2,445.00	\$2,445.00
2016		\$2,674.00	\$2,674.00
2015		\$2,674.00	\$2,674.00
2014		\$2,673.80	\$2,673.80
2013		\$2,673.80	\$2,673.80

PROPERTY CHARACTERISTICS: LOT

Land Use	Agricultural Act	Lot Dimensions	
Block/Lot		Lot Square Feet	4,595,126
Latitude/Longitude	36.118626°/-83.697111°	Acreage	105.49
Type	Land Use	Size	Tax Assessor Value
Acre-Secondary		99.6 Ac	\$398,400
Acre-Woodland		4.94 Ac	\$9,900
Acre-Primary		2 Ac	\$27,400
Acre-Cleared		97 Ac	\$190,400
Acre-Cleared		2.6 Ac	\$4,300
Acre-Woodland		4.94 Ac	\$5,200
Acre-Primary		2 Ac	\$27,400

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	COU
Description	Subdivisionname Roll Back Taxes Effective Application # A-795		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47093C0180F	05/02/2007

TERMS & CONDITIONS OF SALE

49.23 +/- acre Farm

Subdivided in Tracts

McKinney Road, Mascot TN 37806

December 14, 2019

REAL ESTATE: Situated in the Eighth Civil District of Knox County TN, being a tract of land containing 49.23 acres +/- located at McKinney Road, Mascot TN 37806, Map 024 Parcel 10101 further described in document # 201810190025509 recorded in the Knox 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. 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.

ORDER OF SALE: Tracts will be offered individually, in groups, and as a whole

TRACTS: Tract 2 & Tract 8 are not part of today's auction, and will be Sold at a later date

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.

MOBILE HOMES: The mobile homes will be offered individually. If you are the buyer of a Tract of land that has a mobile home on it and you are the buyer of the mobile home on that Tract you have 12 months before the mobile home must be removed from the property. If you are the buyer of a mobile home and you are not the buyer of the Tract of land the mobile home is sitting on you have 30 days to remove the mobile home from the property.

UTILITIES: Public Power is available, Private Well is needed

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

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

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.

