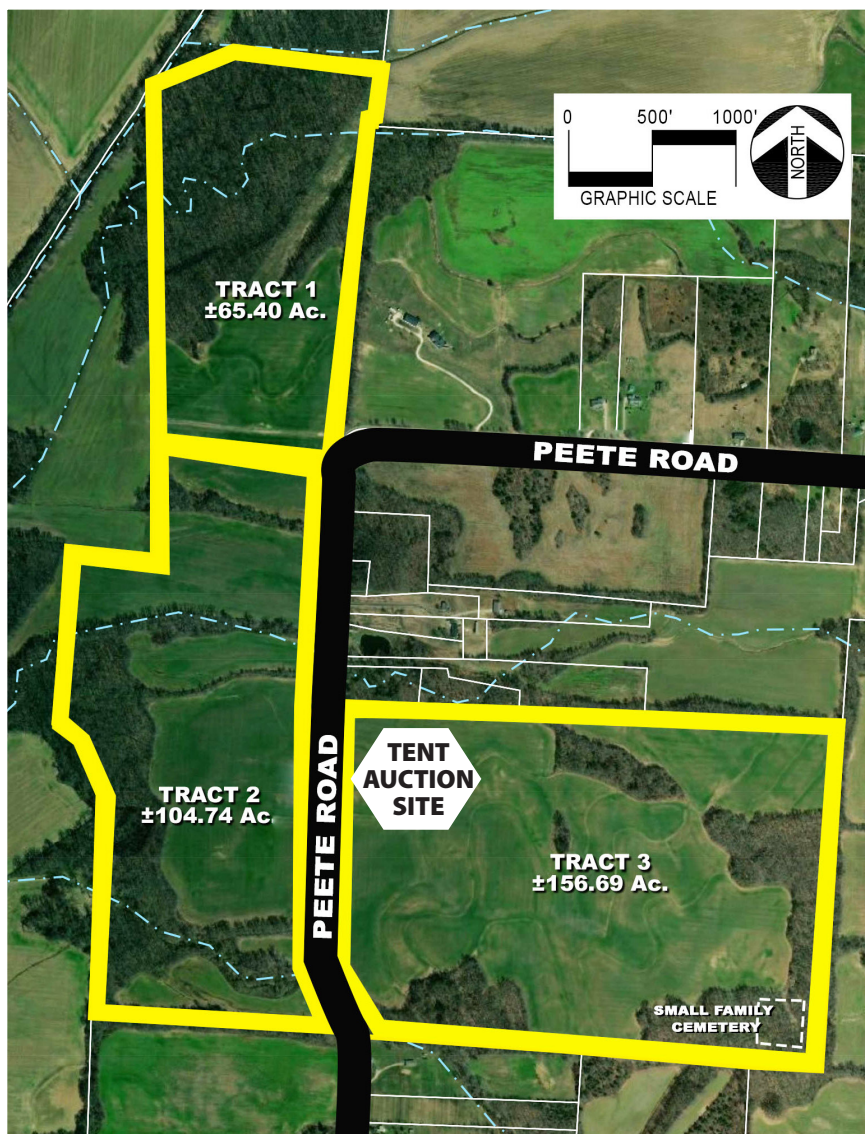


COURT ORDERED AUCTION

TO SETTLE THE H. W. KEY ESTATE

PEETE ROAD, NEAR MASON, IN TIPTON CO. TENNESSEE 38049

LIVE ON-SITE UNDER THE TENT
SATURDAY, MARCH 14TH @11:07AM CST



**Total of
326± Acres**

• **Farmland** • **Timber**



**Offered in 3 Tracts plus Timber or
Buy All! It's Your Choice!**

**Call the 901-LANDMAN
901-526-3626**

**TOURS FRIDAY, MARCH 6TH & 13TH 10AM ~ 2PM
BRING YOUR 4-WHEELER**

WWW.JOHNROEBUCKAUCTIONS.COM
901-LANDMAN(526-3626)

COURT ORDERED LAND AUCTION

SATURDAY, MARCH 14TH, 11:07AM CST

Total of 326± Acres of Farmland

***Offered in 3 Tracts Plus Timber
or Buy All! It's Your Choice!***

- TRACT 1 - 65± ACRES
- TRACT 2 - 104± ACRES
- TRACT 3 - 156± ACRES
- TIMBER WILL BE SOLD AFTER THE LAND SALE
- TOTAL 326± ACRES

*This land has been owned by the Key family
since 1861 and farmed by a local farmer for the
last 25 years.*

***Yes, you the new owner can farm
the land in 2020!***

Close and Start Farming

***Great Development
Opportunity!***

***Call the 901-LANDMAN
901-526-3626***

***See our website
for Aerial Video,
photos & information***



WWW.JOHNROEBUCKAUCTIONS.COM
901-LANDMAN(526-3626)

COURT ORDERED TIMBER AUCTION

SAT., MARCH 14TH, TO FOLLOW THE LAND SALE

Timber Only Auction is Separate from the Land Auction



- **Recent Timber Appraisal**
- **Total Hardwood Pulpwood 6,079 Tons**

Timber Inventory and Appraisal

Hillary W. Key Estate

Parcel Number 031/010.00 Tipton County, Tennessee

Timbered Acres 110

January 23, 2020

Species	Thousand Board Feet (MBF) Doyle Log Rule by Grade				Total
	Prime	Grade 1	Grade 2	Tie	
Red Oak	12	25	44	58	139
White Oak	4	6	10	17	37
Yellow Poplar	12	8	37		57
Hickory				39	39
Ash		15	34	24	73
Cottonwood		8	43		51
Cypress		3	32		35
Mixed Species ¹				330	330
Total Sawlogs	28	65	200	468	761

¹ Mixed Species includes sweetgum, hackberry, sycamore, elm

Total Hardwood Pulpwood 6,079 Tons

***See our Website for
the complete Timber Appraisal from
a Certified Timber Cruiser***

WWW.JOHNROEBUCKAUCTIONS.COM
901-LANDMAN(526-3626)



PEETE ROAD, MASON, TN 38049
LIVE LAND AUCTION ON-SITE
SATURDAY, MARCH 14TH 11:07AM CST
UNDER THE JOHN ROEBUCK AUCTIONS TENT
SEPARATE TIMBER ONLY SALE FOLLOWING LAND AUCTION
TOURS FRIDAY, MARCH 6TH & 13TH 10AM - 2PM
BRING YOUR 4-WHEELER

**See our Website for More Photos & Information
and to View the Aerial Video!**

A Note from the Auctioneer:

Thank you for your interest in this one-of-a-kind working farm consisting of 326± acres of land and great mature cotton that reported a great harvest last year. This farm is being sold at auction to settle the estate of the late H. W. Key as ordered by the Court. **This land has been owned by the Key family since 1861 and farmed by a local farmer for the last 25 years. You can see in the video on our website, this is one of the best farms in the area. There is a significant amount of timber to be sold separate from the land; including several species noted in a recent timber appraisal by a certified timber cruiser.**

There is a total of 326 acres ± to be offered in 3 Tracts: Tract 1 has 65± acres, Tract 2 has 104± and Tract 3 has 156± acres. Then you will have the opportunity to buy it all if you like. After the land is sold the Timber Only will be offered separately to the highest bidder. The Polaris and 4-wheel vehicles used during the tours will be auctioned after the main auction is complete.

Let me encourage you to be present at this auction located on Peete Road, in Tipton County, near Mason, Tennessee---one of the best farming areas in West Tennessee and approximately 45 minutes northeast of Memphis. This prime property has over a mile of road frontage, great drainage and rich soil with great yields. It's rare to find a farm of this caliber anywhere for sale ~ buy it now at your price. If you are using a financial institution, go now to get your finances in order and be prepared to buy. The auction will be held on-site under the Roebuck Tent. We will offer online bidding, but we strongly encourage you to be at the auction to ensure your bid is received. In the country technology can fail.

In order to bid you must bring a letter from your bank guaranteeing your check to be good.

God bless and Good luck!

Real Estate Terms & Conditions:

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All closings shall take place no later than 45 days after all parties has signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

**Get our Mobile App
for iPhone or Android
device and
Bid from anywhere!**



**Roebuck
Auctions**