

ABSOLUTE AUCTION
Approximately 22.1 Acres on Falling Water River
Being Sold In 4 Tracts

Date:	Saturday November 15, @ 10:00 AM
Location & Directions:	632 A.J. Hutson Rd., Sparta TN Directions: I-40 East exit 280, turn Rt on Baxter Rd, turn LT on Ditty Rd, turn RT on TN-135 (Burgess Falls Rd), make a LT on Burgess Falls Rd, turn LT on Spears, then a LT on Hutson Rd. Look for Auction Signs.
Description:	Real Estate: Four lovely tracts: three 5 acre tracts and one 6 acre tract. The three 5 acre tracts have frontage on the beautiful Falling Water River. Tract # 1 does have a septic system on it. The land is level to gently rolling and will make a wonderful home place, small farm, or investment. There is city water, natural gas and electricity at the road, as well as a nice spring that feeds lots 1, 2, and 4. All the lots together total approximately 1,000 feet of road frontage. This could be perfect for one who just wants one tract or someone who may want them all. We will re-group one time to give the opportunity to anyone who wants it all, details will be announced at the sale. There are good restrictions on this property to protect your investment, so if you have been looking for not great but AWESOME property in this area, then look no further. Make your plans NOW to attend this sale. Seldom do you get the opportunity to buy property at YOUR price, so you simply MUST be at this sale!! DON'T MISS IT!!

Terms: **Terms: If you are the successful bidder you will be required to put down a 10% NON-REFUNDABLE deposit and sign a sales contract. Balance will be due at closing within 30 days. Taxes will be pro-rated at closing. Make all financial arrangements prior to the sale.**

ATTENTION: There will be a 10% Buyer's Premium added to the final bid to establish the contract price.

A 1% referral will be offered to an agent who pre-registers the successful bidder 24 hours in advance and is present at the sale. NO EXCEPTIONS!

Referring Agent: **Referring agent: Phillip Gentry Crye-Leike Cookeville**

**For More Info
Contact:**

Tim Brewer

Vice President CRS-GRI-SRES

Crye-Leike's # 1 Auctioneer

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