

**At Auction****Nice Church Facility with Five Additional Tracts Zoned C-3****Corner of Chapman Hwy and Simmons Rd****Seymour TN****Date: Saturday November 20 @ 10:00 AM Eastern Time****Inspection Time:** Saturday November 20 From 8 AM until 10 AM

<b>Location &amp; Directions:</b>	<p>110 Simmons Rd (Corner of Simmons Rd and Chapman Hwy)</p> <p><b>From I-40 in Downtown Knoxville take Exit 388 and go South on US 441/TN 71 S.(Chapman Hwy) Approximately 11.5 miles and go Right onto Simmons Road this property is on the Corner of Simmons Rd and Chapman Hwy (US 441</b></p>
<b>Description:</b>	<p><b>Nice Church Facility on 1.69 Acre Tract.</b></p> <p><b>1.59 Acre Tract on Chapman Hwy.</b></p> <p><b>1.07 Acre Tract on Simmons Rd</b></p> <p><b>1.58 Acre Tract, .</b></p> <p><b>.69 Acre Tract on Simmons Road.</b></p> <p><b>.76 Acre Tract on Simmons Road</b></p> <p><b>This will be an awesome opportunity for someone to build new commercial and or residential, keep or convert the church building, the possibilities are endless.</b></p> <p><b>You won't want to miss this sale.</b></p> <p><b>We will re group one time.</b></p>
<b>Terms:</b>	<ul style="list-style-type: none"> <li>○ <b>There will be a 5% Buyers Premium added to the final bid to establish the purchase price.</b></li> <li>○ <b>This property is owned by a board of directors. If you are the successful bidder we will take your deposit check and have you sign the sales contract and the board will reserve 14 days to respond. This is due to the board members being in different parts of the state.</b></li> <li>○ <b>10% Down day of sale, sign a sales contract, balance will be due at closing within 30 days of notification.</b></li> <li>○ <b>A 3% Referral will be offered to a Licensed Realtor who pre-register the successful bidder at least 24 hours in advance and is present at the sale. Realtor must go to the home page of <a href="http://www.TimBrewer.com">www.TimBrewer.com</a> look to the lower left and click on "Realtor Referral Form" fill this out completely and return it to the Auctioneer at least 24 hours prior to the sale. NO EXCEPTIONS!!</b></li> </ul>
<b>Referring Agent:</b>	Tim Brewer Auctioneer
<b>For More Info Contact:</b>	<p>Tim Brewer Auctioneer</p> <p>615.424.9711</p>
	Crye-Leike of Nashville Inc. Firm # 1473

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