

Sale Name: Online Only FALL BALLROOM 2015 Absolute Auction

LOT 1 - Sale 1: Prime Commercial VACANT LOT Fronts Pkwy/Hwy 66 Sevierville



Description

SALE #1: Prime Commercial Zoned C-4 Vacant Lot beside Golden Corral Restaurant, with 124.57 feet frontage on Hwy 66/Winfield Dunn Pkwy Sevierville, TN and adjoins Sale #2. This premier property is near the new development which includes Hobby Lobby, Dicks Sporting Goods, etc., and across from Volunteer Chevrolet. This is a rare opportunity to buy fee simple parkway frontage at absolute auction prices. Back of property fronts a city street which also gives access to nearby traffic light entrance to Parkway.

2014 City Taxes: \$194.29

2014 County taxes: \$1,021.60

Zoned C-4 City of Sevierville

SALE #1 VACANT LOT ADJOINING 428 OLD DOUGLAS DAM RD AND FRONTING WINFIELD DUNN PKWY/HWY 66, SEVIERVILLE TN: All property sold in "as is" condition. Zoned C-4, City of Sevierville. Selling from map dated November 3, 2015 by Ronnie L. Sims, Registered Land Surveyor. Note 20 foot perpetual sewer easement and other notes as shown on map. Also note permanent drainage easement as shown in northwest corner of property, the following paragraph is in the deed to the State of Tennessee for this permanent easement area: "By this instrument the grantors hereby convey a permanent easement for construction and maintenance of a drainage facility. The land on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use of maintenance of said facility."

Terms for Real Estate are 10% down day of online bidding end, balance at closing within 30 days. Buyer to pay one-half of closing fee, in addition to their other

individual closing costs. Please note that Johnson Murrell & Associates will be the exclusive closing agent for all transactions.

REMEMBER, this is an Absolute Auction and all sales are final. Do not bid unless you are prepared to pay appropriate deposit and meet all conditions to close as set out in your contract. Bidders must be ready, willing and able to close within 30 days. Please do not bid unless prepared to do so. (see complete Terms/Statement of Sale in pdf format under "View Documents" on main 11/10/15 auction webpage)

Quantity: 1



<https://bids.mccarterauction.com/>