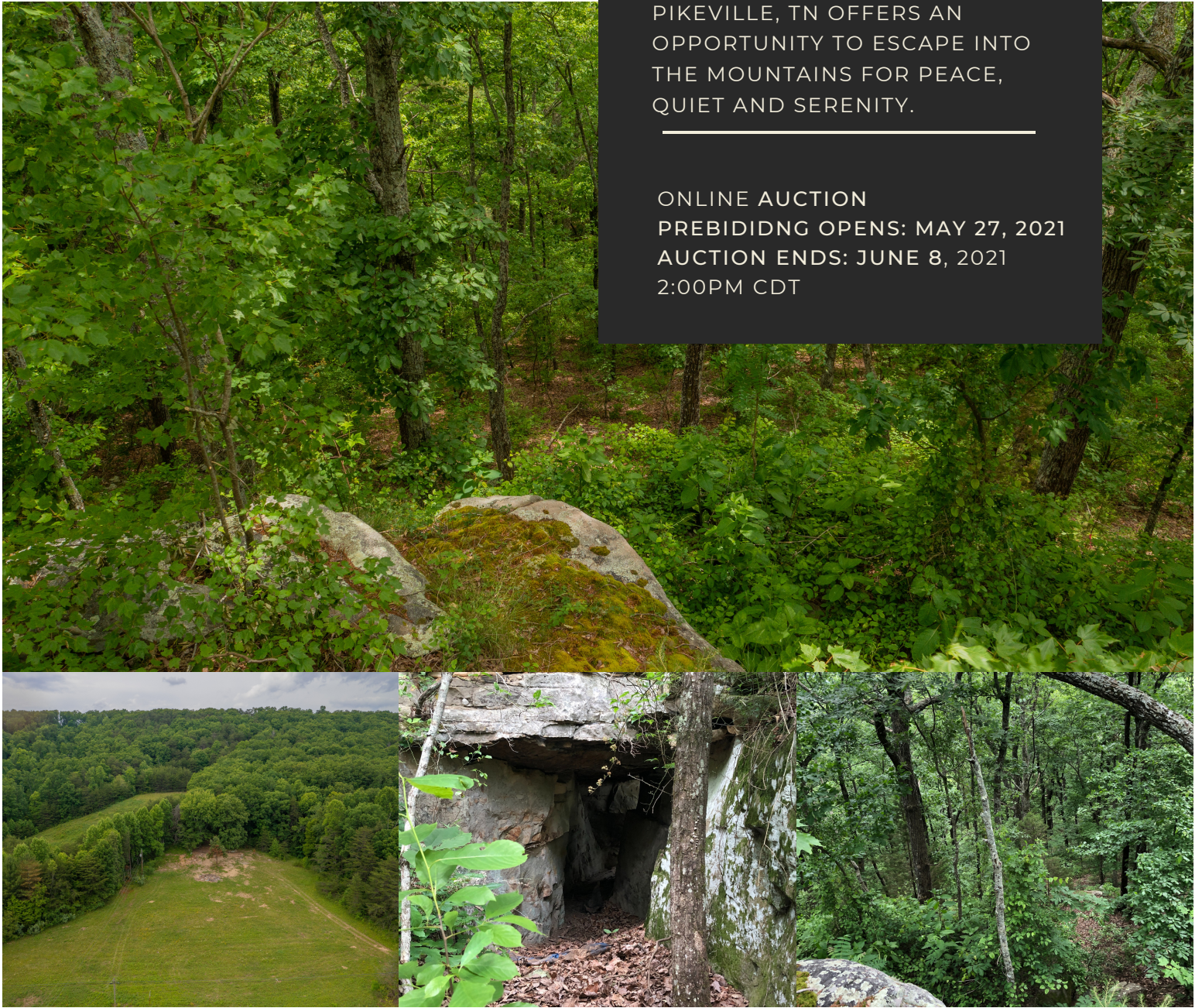




HERITAGE FARM REAL ESTATE AUCTION 6.73+/- ACRES

THIS HERITAGE FAMILY FARM
LOCATED ON HWY 30 IN
PIKEVILLE, TN OFFERS AN
OPPORTUNITY TO ESCAPE INTO
THE MOUNTAINS FOR PEACE,
QUIET AND SERENITY.

ONLINE AUCTION
PREBIDIDNG OPENS: MAY 27, 2021
AUCTION ENDS: JUNE 8, 2021
2:00PM CDT



PROPERTY FEATURES

THIS PARCEL OF THE HERITAGE FARM AUCTION HAS AN EXCEPTIONAL ROCK OUTCROPPING AT THE TIP OF THE PROPERTY WHICH ENDS ON THE TOP OF AN INCREDIBLE RIBBON OF BLUFF ROCK AND RUNS THROUGH THIS PARCEL, AND ADJOINING LAND. THE 6.73+/- ACRES IS SITUATED DIRECTLY ACROSS FROM THE 34.54 ACRE PARCEL OFFERED IN TRACT #1

AUCTION INFO:
SOLDONCOMPASS.COM
PAIGE HOLT
800.729.6466
INFO@SOLDONCOMPASS.COM



PROPERTY OPEN HOUSE INFORMATION

TIME
1PM-4PM
CDT

DATES
SUNDAY JUNE 6, 2021

TAKE A HIKE....
IF YOU WANT TO VISIT THIS
PROPERTY ON DAY OF INSPECTION
YOU CAN HIKE THE LOCATION TO
VIEW IN PERSON

PROPERTY DETAIL



**WATER AND
POWER ARE
AVAILABLE ON
PROPERTY**



**NEW SURVEY
6.73+/- ACRES**



**FABULOUS ROCK
OUTCROPPING + GREAT
AREAS ON THE PROPERTY
THAT WOULD MAKE
FABULOUS BUILDING SITES**

**REAL ESTATE
AUCTION**

**35415 SR 30
Pikeville, Tennessee 37367**

800.729.6466
www.SoldonCompass.com



AUCTION DETAILS



Auction Date and Time

**ONLINE ONLY
AUCTION**

SOLDONCOMPASS.COM

**ONLINE PRE-BIDDING OPENS:
MAY 27, 2021
@ 2:00PM CDT**

**AUCTION BIDDING ENDS:
JUNE 8, 2021
@ 2:00PM CDT**

We highly recommend bidders register 48 hours prior to auction. Visit auction website for full bidder registration and real estate information.

www.SoldonCompass.com

800.729.6466 | info@soldoncompass.com



Auction Details

FULL AUCTION TERMS CONDITIONS AND REGISTRATION

AVAILABLE AT:
SOLDONCOMPASS.COM

800.729.6466

INFO@SOLDONCOMPASS.COM

- Pre-bidding Opens May 27, 2021 @2pm CDT
- Auction Bidding Ends June 8, 2021 @2pm CDT
- 10% Buyers Premium
- NO Bidder Deposit Required For Registration
- \$10,000.00 Earnest Money Deposit
- Register 48 hours prior to auction to ensure that your registration and bidder deposit is received and approved to bid.
- Broker Participation 3% Available - All brokers complete the Compass broker participation form by deadline.
- Terms:
- Real estate sales "AS IS"
- Bidder must have their funds secured and available to close prior to bidding and are ready to close on or before 30 days. Submit lender approval letter or bank statement showing proof funds immediately following auction. Not contingent on financing, appraisal or inspection.
- New deed and new survey filed.
- Property only available for viewing during open house
- Title and possession to property to be passed at closing. General Warranty Deed.
- Taxes will be prorated

For full terms and conditions and bidder registration requirements visit www.SoldonCompass.com or Contact 800.729.6466 or info@soldoncompass.com

Zoning:	A-1 Agricultural District	Property Type:	Land
City:	Pikeville	Property Sub-Type:	Rural Farm
County:	Bledsoe	Auction:	Yes
Lot Size Dimensions:	1471.11x471.72x1282.54	Aprx. Acres:	6.73
Subdivision:	None	Tax Map:	047 030.00 000
Elementary School:	Mary V Wheeler	Taxes:	897.73
Middle School:	Bledsoe County Middle	Deed Book:	167
High School:	Bledsoe County High	Deed Page:	54

ONLINE ONLY BIDDING June 8, 2021

Heritage Farm Auction



Contact Agent For Bidding Portal and Details

Legal Desc: RESERVE LIFE ESTATE FOR LOUELLA MOONEYHAM**Lot Description:** Level; Rural; Scenic View; Sloping; Wooded

Auction Info: Registration Deadline: 06/08/2021; Auction Type: Reserved; Online Bidding: Yes; Buyers Premium: 10%; Auction Date: 06/08/2021; Auctioneer License #: 6586; Office License #: 261546; Auction Time: 2:00 pm CST; Auction Location: Online Only Bidding	Improvements: Electric; Public Water	Road: State
% Clear: Partial	Lot Description: Level; Rural; Scenic View; Sloping; Wooded	Shape: Irregular
Docs on File: Legal Description; Survey	Options: Will Not Divide	Structures: None
Financing Available: Cash; Conventional	Possession: Day of Closing	Utilities: Electric; Water
Flood Zone: No		Lockbox/#: 1
Personal Interest: Personal Interest: No		

Directions: From Pikeville Tennessee 37367 9 minute drive Head west on Cumberland Ave toward Main St 98 ft Turn right at the 1st cross street onto Main St 0.7 mi Turn right onto US-127 N/Main St Continue to follow US-127 N 0.1 mi Turn left onto TN-30 W Destination will be on the right**Public Remarks:** *****ONLINE ONLY AUCTION JUNE 8TH, 2021***** OUTSTANDING SCENIC VIEWS and ROCK OUTCROPPING. This is Tract #2 being offered in this farm auction and contains 6.73 acres with partially cleared and wooded acreage. This property contains an outstanding and unique rock cropping located at the top portion of the acreage which has an open crevice running between the outcropping. Power and water are available at the property with its gently sloping cleared area there is fantastic potential for a great building site. Best of all there are no building restrictions in this location.

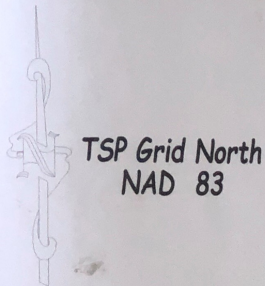
Listing Price:	\$1	Financing Available:	Cash; Conventional	Type of Sale:	Estate/Trustee
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**Presented by:**Paige Holt
Compass Auctions & Real EstatePrimary: 423-779-6899
Mobile: 423-779-6899
Office: 423-702-6180
pholt@soldoncompass.com**COMPASS**
AUCTIONS & REAL ESTATE

Information is deemed reliable but not guaranteed. Buyer should verify any information of concern, including but not limited to schools and square footage. © 2021 MLS and FBS.

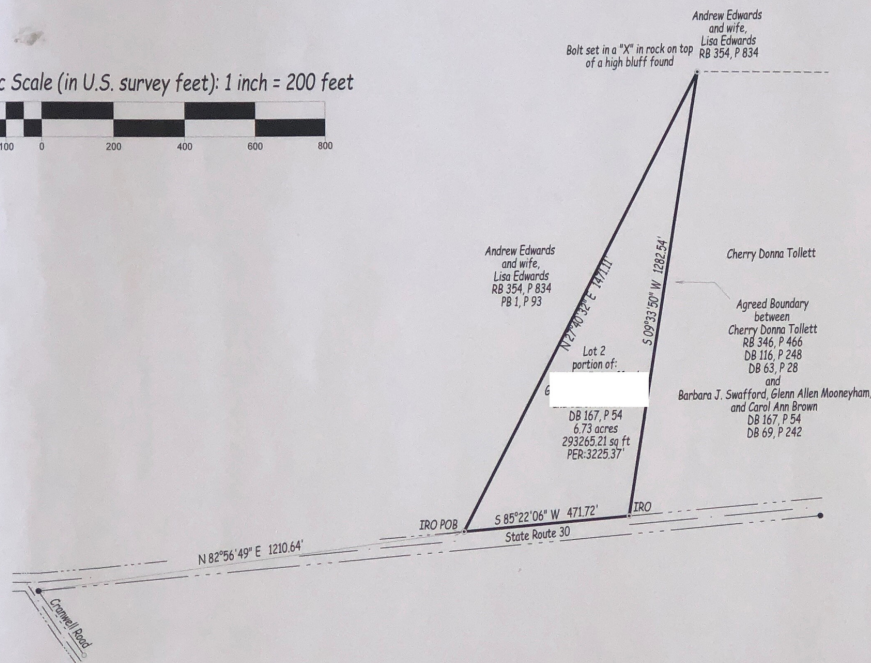
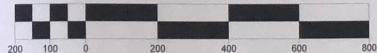
Prepared by Paige Holt on Thursday, June 03, 2021 9:55 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Tax Map 047, Parcel 030,000
Warranty Deed 167, P 54
First Civil District
Bledsoe County, Tennessee



TSP Grid North
NAD 83

Graphic Scale (in U.S. survey feet): 1 inch = 200 feet



- Surveyor's Notes:
1. This survey is subject to any and all easements apparent or otherwise.
 2. This plot bears a red surveyors seal and is signed in blue. Any other representation is a copy and may not be accurate.
 3. IRN = 1/2" by 18" rebar with cap marked Boynton RLS #2172.
 4. This survey is conducted from recorded deeds and is in no way intended as a certification of title.
 5. Unless noted, all structures are for general site location and not for construction purposes.
 6. This survey was conducted using a Topcon Total Station and / or a Topcon GPS System.
 7. No Flood Plain evaluation was performed during this survey.

IRN = iron rod new
IRO = iron rod old
CLI = centerline intersection
MFP = metal fence post

GPS Certification
I, William Arnold Boynton, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
Type of survey: RTK
Positional Accuracy: 0.05 feet
Datum: NAD 83 (2011) EPOCH 2010
Published fixed control: TDOY CORS Network

I hereby certify that this is a category 3 survey and the ratio of precision is 1:5000 as shown hereon.



Boynton
Surveying and Engineering
4709 Old Spencer Road
Pikeville, Tennessee 37367
423-618-1763
boyntonsrvy@bledsoe.net

6.73+/- Acres



REMINDER DATES MAY-JUNE

35290 HWY 30 PIKEVILLE TN

SOLDONCOMPASS.COM
800.729.6466
INFO@SOLDONCOMPASS.COM

6

June

OPEN HOUSE

1pm - 4pm CDT

27

May

Auction Registration

Pre-Bidding Opens

@ 2pm CDT

7

June

Broker Participation &
Client Registration

Highly Recommended all
bidders and brokers complete
registration and submit forms

23

May

OPEN HOUSE

1pm - 4pm CDT

8

June

AUCTION DAY

Online Only Bidding

2:00pm CDT



DETAILS AND INFORMATION

800.729.6466
INFO@SOLDONCOMPASS.COM

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Compass is located in Chattanooga, Tennessee and works across the nation with individuals, brokers, government entities, banks and trustees.

It's our pleasure to assist you.