



10.28.2021



Nickajack Lake
Crown Harbor

AUCTION

Date

10.28.21



Exceptional luxury building lots located at the prestigious Crown Harbor subdivision. Featuring a newly developed 100 slip covered marina. Located in southeastern Tennessee within 20 minutes of Chattanooga. Gently nestled within the gated entrance lies your dream come true. These level and gently sloping lots are encased by walking trails, community ponds, and breathtaking views. The sun rises and sets on the astounding beauty that surrounds this development. Imagine building your dream home allowing you to escape into this habitat of serenity.

-  Marina
-  100 Covered Boat Slips
-  Walking Trails
-  Community Ponds
-  20 Minute Drive to Chattanooga

SOLDONCOMPASS.COM
423.702.6287

Auction Lot 200

32 Starboard Drive

Land Active Auction Public Report 32 Starboard Drive, Jasper, TN 37347 MLS #: 1343934 LP: \$50,000

Zoning: R-1 Single-Family Residential
City: Jasper
County: Marion
Lot Size: 0.38 acres
Dimensions: Crown Harbor
Subdivision: Jasper Elementary
School: Jasper Middle
Middle School: Jasper Middle
High School: Marion County High
Legal Desc: 0.38 Ac
Lot Description: Level; Man-Made Lake/Pond; Scenic View; Subdivision; Water View



Auction Info: Registration Deadline: 10/28/2021; Auction Type: Reserved; Online Bidding: Yes; Buyers Premium: 10%; Auction Date: 10/28/2021; Auctioneer License #: 6586; Office License #: 5678; Auction Time: 6:00EST; Auction Location: SoldonCompass.com
% Clear: All
Community Features: Boat Slip; Community Ponds; Dock; Gated Community; Homeowner Assoc Fee - Mandatory; Marina; Platted Subdivision; Waterfront Community
Docs on File: None
Financing Available: Cash; Conventional
Flood Zone: No
Personal Interest: Personal Interest: No

Improvements: Curb/Gutters; Electric; Public Water
Lot Description: Level; Man-Made Lake/Pond; Scenic View; Subdivision; Water View
Options: Will Not Divide
Possession: Day of Closing
HOA Fee: 1200
HOA Frequency: Annually
Road: Paved; Private
Shape: Regular
Structures: None
Utilities: Cable; Electric; Sewer; Telephone; Water
Lockbox#: No

Directions: From Chattanooga take I-24W; Exit 158 and turn left onto TVA Road, 1.5 miles Crown Harbor entrance on the left; Continue on Clubhouse Drive; 1st Left on Longview Drive; 2nd Right onto Starboard Drive; Property is on the Right.

Public Remarks: AUCTION - ONLINE ONLY BIDDING. Thursday, October 28, 2021 at 6:00pm ET. Exceptional luxury building lots located at the prestigious Crown Harbor subdivision. Featuring a newly developed 100 slip covered marina. Located in southeastern Tennessee within 20 minutes of Chattanooga. Gently nestled within the gated entrance lies your dream come true. These level and gently sloping lots are encased by walking trails, community ponds, and breathtaking views. The sun rises and sets on the astounding beauty that surrounds this development. Imagine building your dream home allowing you to escape into this habitat of serenity. This online only auction will occur on Thursday, October 28, 2021 at 6:00pm ET. Contact Auction Agent for additional details and information.

Listing Price: \$50,000 **Financing Available:** Cash; Conventional **Type of Sale:** Investor



Presented by:
 Paige Holt
 Compass Auctions & Real Estate
 Primary: 423-779-6899
 Mobile: 423-779-6899
 Office: 423-702-6180
 pholt@soldoncompass.com



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 AUCTIONS & REAL ESTATE

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Prepared by Paige Holt on Tuesday, October 12, 2021 7:02 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Price shown is starting bid price not the final sell price

Auction Lot 201

1C Clubhouse Drive

Land Active Auction Public Report 1c Clubhouse Drive, Jasper, TN 37347 MLS #: 1343866 LP: \$50,000

Zoning: R-1 Single-Family Residential
City: District Jasper
County: Marion
Lot Size: 110X147
Dimensions: Crown Harbor
Subdivision: Jasper Elementary
Elementary School: Jasper Middle
Middle School: Jasper Middle
High School: Marion County High

Property Type: Land Residential
Property Sub-Type: Residential
Auction: Yes
Aprx. Acres: 0.55
Tax Map: 144k
Taxes: 250
Deed Book: 545
Deed Page: 883-885



Legal Desc: Lot 1C, Crown Harbor At Nickajack Shores & Resort, Phase One
Lot Description: Level, Man-Made Lake/Pond, Scenic View, Subdivision

Auction Info: Registration Deadline: 10/28/2021; Auction Type: Reserved, Online Bidding: Yes; Buyers Premium: 10%; Auction Date: 10/28/2021; Auctioneer License #: 6585; Office License #: 5678; Auction Time: 6:00pm ET; Auction Location: SoldonCompass.com

Improvements: Curb/Gutters; Electric; Public Water

Road: Paved; Private

% Clear: Partial

Community Features: Boat Slip; Clubhouse; Community Ponds; Dock; Marina; Water Access (Lk/Rvr); Waterfront Community

Docs on File: None

Financing Available: Cash

Flood Zone: No

Personal Interest: Personal Interest: No

Lot Description: Level, Man-Made Lake/Pond; Scenic View; Subdivision

Shape: Regular

Options: Will Not Divide

Structures: None

Possession: Day of Closing

Utilities: Cable; Electric; Sewer; Water

HOA Fee: 1200.00

HOA Frequency: Annually

Lockbox#: No

Directions: From Chattanooga take I-24W; Exit 158 and turn left onto TVA Road; 1.5 miles Crown Harbor entrance on the left; Continue on Clubhouse Drive; Third lot on your Right.

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Listing Price: \$50,000 **Financing Available:** Cash **Type of Sale:** Home Owner



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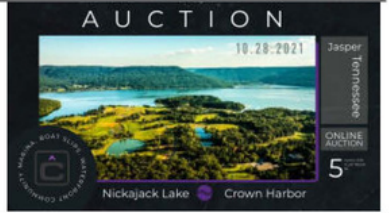
Price shown is starting bid price not the final sell price

Auction Lot 202

2R Clubhouse Drive

Land Active Auction Public Report 2r Clubhouse Drive, Jasper, TN 37347 MLS #: 1343884 LP: \$50,000

Zoning: R-1 Single-Family Residential
City: District Jasper
County: Marion
Lot Size: 110X148 IRR
Dimensions: Crown Harbor
Subdivision: Jasper Elementary
Elementary School: Jasper Middle
Middle School: Marion County High
High School: Lot 2R; Crown Harbor At Nickajack Shores & Resort, Phase One
Legal Desc: Level, Man-Made Lake/Pond, Scenic View, Subdivision, Wooded



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% Clear: Partial
Community Features: Boat Slip; Community Ponds; Dock; Gated Community; Marina; Water Access (Lk/Rvr); Waterfront Community
Docs on File: None
Financing Available: Cash
Flood Zone: No
Personal Interest: Personal Interest: No

Improvements: Curb/Gutters; Electric; Public Water
Lot Description: Level; Man-Made Lake/Pond; Scenic View, Subdivision; Wooded
Options: Will Not Divide
Possession: Day of Closing
HOA Fee: 1200.00
HOA Frequency: Annually

Road: Paved; Private
Shape: Regular
Structures: None
Utilities: Cable; Electric; Sewer; Telephone; Water
Lockbox#: No

Directions: From Chattanooga take I-24W; Exit 158 and turn left onto TVA Road; 1.5 miles Crown Harbor entrance on the left; Continue on Clubhouse Drive; 4th lot on the Right.

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Listing Price: \$50,000 **Financing Available:** Cash **Type of Sale:** Home Owner, Investor



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Auction Lot 203

11B Clubhouse Drive

Land Active Auction Public Report 11b Clubhouse Dr, Jasper, TN 37347 MLS #: 1343929 LP: \$50,000

Zoning: R-1 Single-Family Residential
District: Jasper
City: Marion
Lot Size: 115X125 IRR
Dimensions: Crown Harbor
Subdivision: Jasper Elementary
School: Jasper Middle
Middle School: Jasper Middle
High School: Marion County High

Property Type: Land
Property Sub-Type: Residential
Auction: Yes
Aprx. Acres: 0.49
Tax Map: 144k A 027.00
Taxes: 243.97
Deed Book: 545
Deed Page: 883-885



Legal Desc: 0.49 AC
Lot Description: Level, Man-Made Lake/Pond; Scenic View, Subdivision; Water View

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Improvements: Curb/Gutters; Electric; Public Water

Road: Paved, Private
Shape: Regular
Structures: None
Utilities: Cable; Electric; Sewer; Telephone; Water
Lockbox#: No

% Clear: All
Community Features: Boat Slip; Community Ponds; Dock; Gated Community; Marina; Platted Subdivision; Water Access (Lk/Rvr); Waterfront Community

Lot Description: Level; Man-Made Lake/Pond; Scenic View; Subdivision; Water View
Options: Will Not Divide
Possession: Day of Closing
HOA Fee: 1200
HOA Frequency: Annually

Docs on File: None
Financing Available: Cash; Conventional
Flood Zone: No
Personal Interest: Personal Interest: No

Directions: From Chattanooga take I-24W, Exit 158 and turn left onto TVA Road, 1.5 miles Crown Harbor entrance on the left; Continue on Clubhouse Drive and lot will be on your Right.

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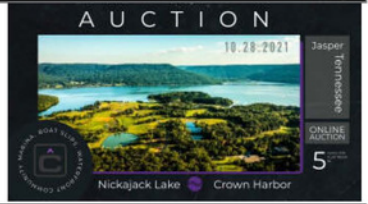
Auction Lot 204

15R Clubhouse Drive

Land Active Auction Public Report 15r Clubhouse Drive, Jasper, TN 37347 MLS #: 1343933 LP: \$50,000

Zoning: R-1 Single-Family Residential
City: Jasper
County: Marion
Lot Size: 0.40 acres
Dimensions: Crown Harbor
Subdivision: Jasper Elementary
School: Jasper Middle
Middle School: Jasper Middle
High School: Marion County High
Legal Desc: 0.40 Ac
Lot Description: Level, Man-Made Lake/Pond; Scenic View, Subdivision, Water View

Property Type: Land
Property Sub-Type: Residential
Auction: Yes
Aprx. Acres: 0.4
Tax Map: 144k A 022.00
Taxes: 250
Deed Book: 6
Deed Page: 236



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% Clear: Partial
Community Features: Boat Slip, Community Ponds, Dock, Gated Community, Marina; Platted Subdivision; Waterfront Community
Docs on File: None
Financing Available: Cash, Conventional
Flood Zone: No
Personal Interest: Personal Interest: No

Improvements: Curb/Gutters, Electric, Public Water
Lot Description: Level; Man-Made Lake/Pond; Scenic View, Subdivision; Water View
Options: Will Not Divide
Possession: Day of Closing
HOA Fee: 1200
HOA Frequency: Annually

Road: Paved, Private
Shape: Regular
Structures: None
Utilities: Cable, Electric, Sewer, Telephone, Water
Lockbox#: No

Directions: From Chattanooga take I-24W, Exit 158 and turn left onto TVA Road; 1.5 miles Crown Harbor entrance on the left; Continue on Clubhouse Drive; 6th lot on your Left.

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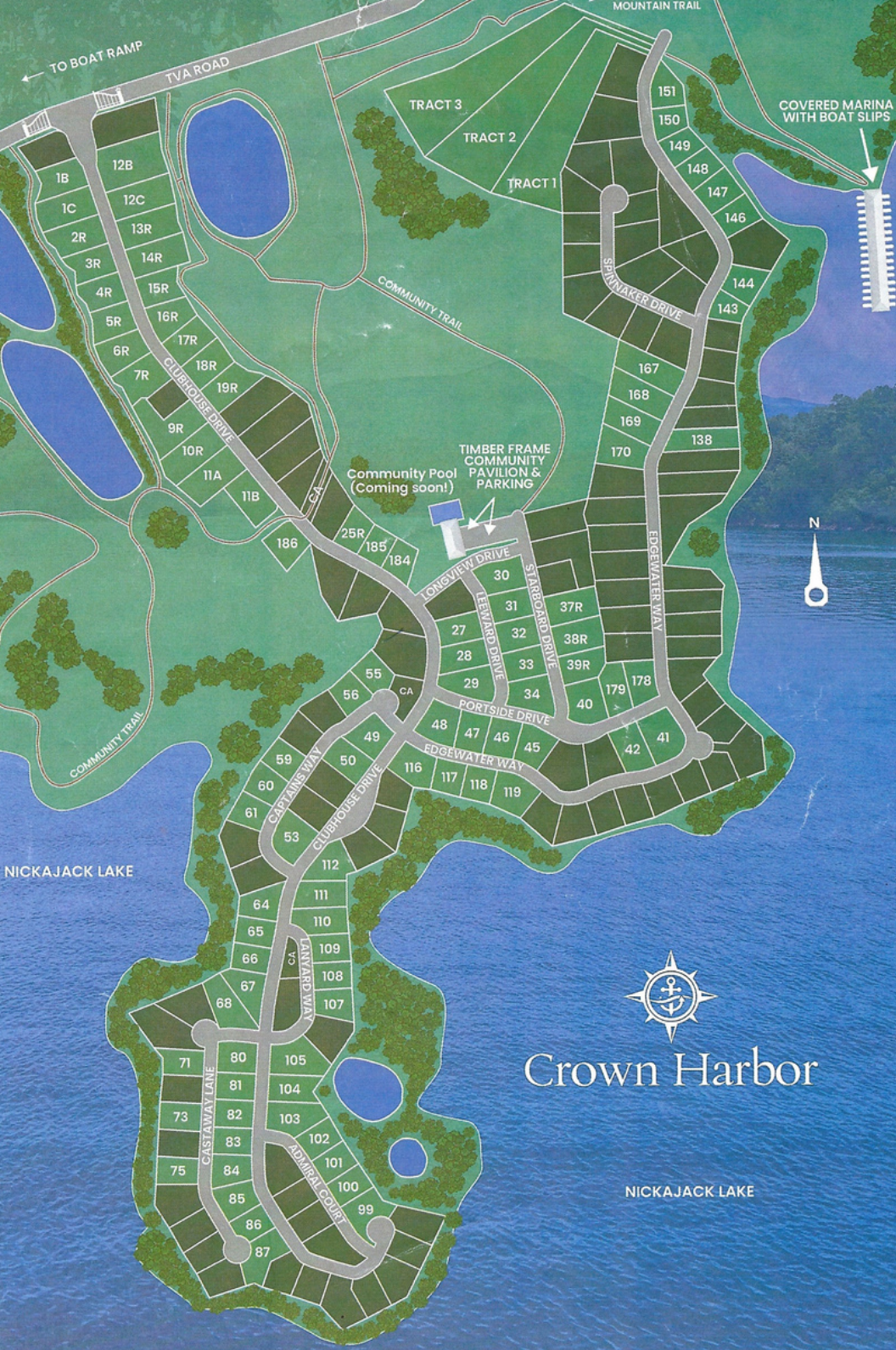
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TO BOAT RAMP

TVA ROAD

MOUNTAIN TRAIL

COVERED MARINA WITH BOAT SLIPS

TRACT 3

TRACT 2

TRACT 1

COMMUNITY TRAIL

STARBUCKER DRIVE

CLUBHOUSE DRIVE

TIMBER FRAME COMMUNITY PAVILION & PARKING
Community Pool (Coming soon!)

EDgewater WAY



LONGVIEW DRIVE

LEANARD DRIVE

STARBOARD DRIVE

PORTSIDE DRIVE

EDgewater WAY

CAPTAIN'S WAY

CLUBHOUSE DRIVE

LANIARD WAY

ADMIRAL COURT

CLOSTAWAY LANE

NICKAJACK LAKE



Crown Harbor

NICKAJACK LAKE

TERMS & CONDITIONS

- Pre-bidding Opens October 20, 2021 @1pm ET
- Auction Bidding Ends October 28, 2021 @6pm ET
- 10% Buyers Premium
- Bidder Deposit \$1,000.00 Required For Registration will be refunded to non-winning bidders.
- \$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.
- Property available for viewing at anytime
- 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 423.702.6287 or
realestate@soldoncompass.com

REMINDER DATES OCTOBER

SOLDONCOMPASS.COM
423.702.6287
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24

Bidder
Registration
Continues

20

Auction Registration
Pre-Bidding Opens
@ 1pm ET

26

Broker Participation & Client
Registration

Deadline for brokers to complete
participation forms and submit
client information

Highly recommend all bidders
complete registration

20

Lots are available for
preview at anytime

28

Auction Day
6pm ET



Questions?

423.702.6287

realestate@soldoncompass.com



Real Estate Auction Agent
Paige Holt

Have real estate you're considering selling?
Contact Compass Today
It's our pleasure to assist you.

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

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