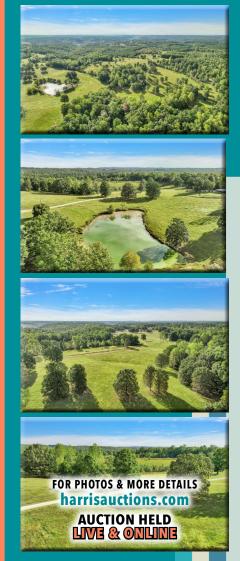


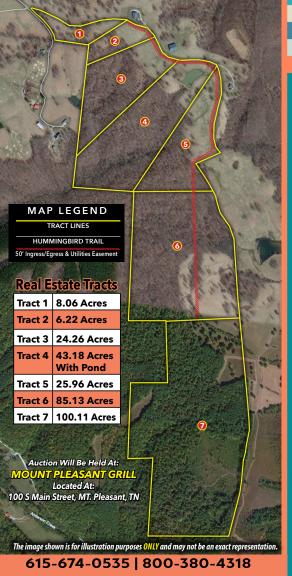


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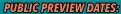




Absolute LANDAUCTION

103 HUMMINGBIRD TRAIL, MOUNT PLEASANT, TN 38474

TUESDAY NOVEMBER 28, 2023 6:00 PM



Sunday, Nov. 19th From 1-5 pm & Tuesday, Nov. 28th From 3-5:30 pm Bring Your 4-Wheeler Or Side By Side To Drive The Farm*



Multiple 4-5+ Bedroom Soil Sites

REALESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. DOWN PAYMENT: 10% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check, YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING. IF NEEDED AND ARE CAPABLE OF PAYING CASH AT CLOSING. SURVEY: The property will be sold by a new survey, BUYER will be responsible for 50% of the survey costs.

CLOSING: Closing shall take place on or before 30 days from auction date. REAL ESTATE TAXES: All 2023 ad valorem taxes will be prorated at closing.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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