

# Absolute LANDAUCTION

103 HUMMINGBIRD TRAIL  
MOUNT PLEASANT, TN 38474

**293** ACRES  
IN 7 TRACTS  
& COMBINATIONS!

**TUESDAY**  
**NOV. 28, 2023**  
**6:00 PM**

Auction Will Be Held At

**MOUNT PLEASANT GRILL**

Located At 100 S Main Street  
MT. Pleasant, TN 38474

Multiple 4-5+  
Bedroom Soil Sites

**PUBLIC PREVIEW DATES:**

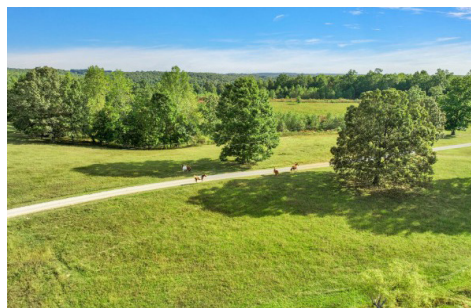
Sunday, November 19th From 1-5 pm &  
Tuesday, November 28th From 3-5:30 pm

Bring Your 4-Wheeler Or Side By Side  
To Drive The Farm\*

Looking For A Place To Build, Hunt Or  
Investment? This Is A Great Option, With  
Usable Land, Multiple 4-5+ Bedroom  
Soil Sites Identified Throughout Each  
Tract. Great Mix Of Open Ground,  
Wooded Property & Gentle Rolling. Bid  
On One Or Multiple Tracts.



\* Please Do Not Show Up And Drive The Property  
Until The Preview Date.  
There Are People Living On The Property.



FOR PHOTOS & MORE DETAILS  
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**AUCTION HELD  
LIVE & ONLINE**

**REAL ESTATE TERMS:** 10% Deposit Required  
Day Of Sale With Balance Due In 30 Days. A  
10% Buyer's Premium Will Be Added To The  
Final Bid And Included In The Contract Price.  
Make Inspections Prior To The Date Of Sale.



**MICHAEL HARRIS**  
PRINCIPAL BROKER /  
PRINCIPAL AUCTIONEER  
TL# 5624 | TN Broker# 280718



**NICK SHUFORD**  
TN BROKER / AUCTIONEER  
TN Broker for the Shuford Group  
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# 293 ACRES IN 7 TRACTS & COMBINATIONS!

Multiple 4-5+  
Bedroom Soil Sites

## MAP LEGEND

TRACT LINES

HUMMINGBIRD TRAIL

50' Ingress/Egress & Utilities Easement

## Real Estate Tracts

Tract 1	8.06 Acres
Tract 2	6.22 Acres
Tract 3	24.26 Acres
Tract 4	43.18 Acres With Pond
Tract 5	25.96 Acres
Tract 6	85.13 Acres
Tract 7	100.11 Acres



The image shown is for illustration purposes  
**ONLY** and may not be an exact representation.