

AUCTION

Saturday • Oct. 25, 2014 • 10:00 a.m.

GUINN PROPERTY 8.83 ACRES ZONED M-2

LOCATED: In the 10th Civil District of Greene County, fronting on Industrial Rd. and Kiser Blvd.

Directions: In Greeneville, turn onto Industrial Rd. at the Greeneville Square Shopping Center (Dollar General Market). Go 1.3 tenths mile to sale site on left. From Interstate 81 take exit 23 toward Greeneville go 15 miles turn left onto Industrial Rd. Go 1.3 tenths mile to sale on left.

Improvements: Include a frame home.

Land: Consist of 8.83 Acres that has been divided into 2 tracts. The first fronting on Industrial Rd. and being 3.54 acres, the second consisting of 5.29 acres fronting on Industrial Rd. & Kiser Blvd. and being improved with the frame home and the barn.

Water: Greeneville water. **Sewer:** Greeneville Sewer.

Possession: With deed.

Zoning: M-2 zoning, any use allowed in an M-1 zone, wholesale business, warehouses, terminals, storage yards and buildings and similar uses, all industrial uses not permitted in a M-1 zone with some exceptions.

MAPS: On Property, also on our web site: www.classauction.us

Terms: A 10% deposit is required on day of sale with the balance due on or before Nov. 25, 2014

Inspection: Inspection prior to the auction is welcome.

Auctioneer's Note: This size undeveloped property inside the city is getting harder and harder to come by, and being zoned M-2 (Industrial), even rarer. If you've been looking, now is the time to purchase. Come prepared to buy.

Lead based paint: Residence on property being constructed prior to 1978, requires the successful bidder on this tract to sign appropriate waivers for further inspection.

Sale being conducted for Bobby and Clarine Guinn by:

C.L.A.S.S.
CLASSIC LAND & AUCTION SERVICE SPECIALISTS

140 W. Bernard Ave., Suite 1 • Greeneville, TN 37743 • Phone (423) 639-0881 • Firm #351
Check out property on our website: www.classauction.us



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PROPERTY AT:
www.classauction.us**

Announcements day of sale take precedence over all printed material.