

AUCTION

Wednesday, September 16th at 10:30 AM

Auction Site: To be conducted at the Obion County Courthouse steps in Union City, TN.

Directions to Farm: Between Union City and Dyersburg TN, turn west off US HWY 51 at Obion on Elbridge-Obion Rd; go 3 miles then north on HWY 183 3.2 miles to the farm. Also 1 1/2 mile south of Hornbeak. Watch for signs.

644± ACRE FARM IN OBION COUNTY, TN JUST SOUTH OF HORNBEAK



Property Features:

- 644± contiguous acres
- 260± acres of pasture
- Cattle working facility

- 16 tillable acres
- Excellent hunting tracts
- Selling in 4 tracts
- 359 ± acres of woods & timber

- Extensive fencing (some guardrail fencing)
- Ample road frontage
- Home sites

MAP & TRACT INFO ON REVERSE SIDE

Terms: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before October 16th, 2020.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Tract 1 to be conveyed by Successor Trustee's Deed. The Trustee does not provide merchantable title. Seller agrees to provide merchantable title on tracts 2, 3 and 4 subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

Real Estate Taxes: The 2019 property taxes shall be paid by the Seller. 2020 taxes due and payable shall be the responsibility of the Buyer.

Closing: Closing shall occur on or before October 16th, 2020 at a location designated by the Seller.

Mineral Rights: All mineral rights owned by the Seller, if any, are included with the sale of the land.

Possession: Possession shall be granted to the successful bidder at closing.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, tax records, aerial maps and other documents.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

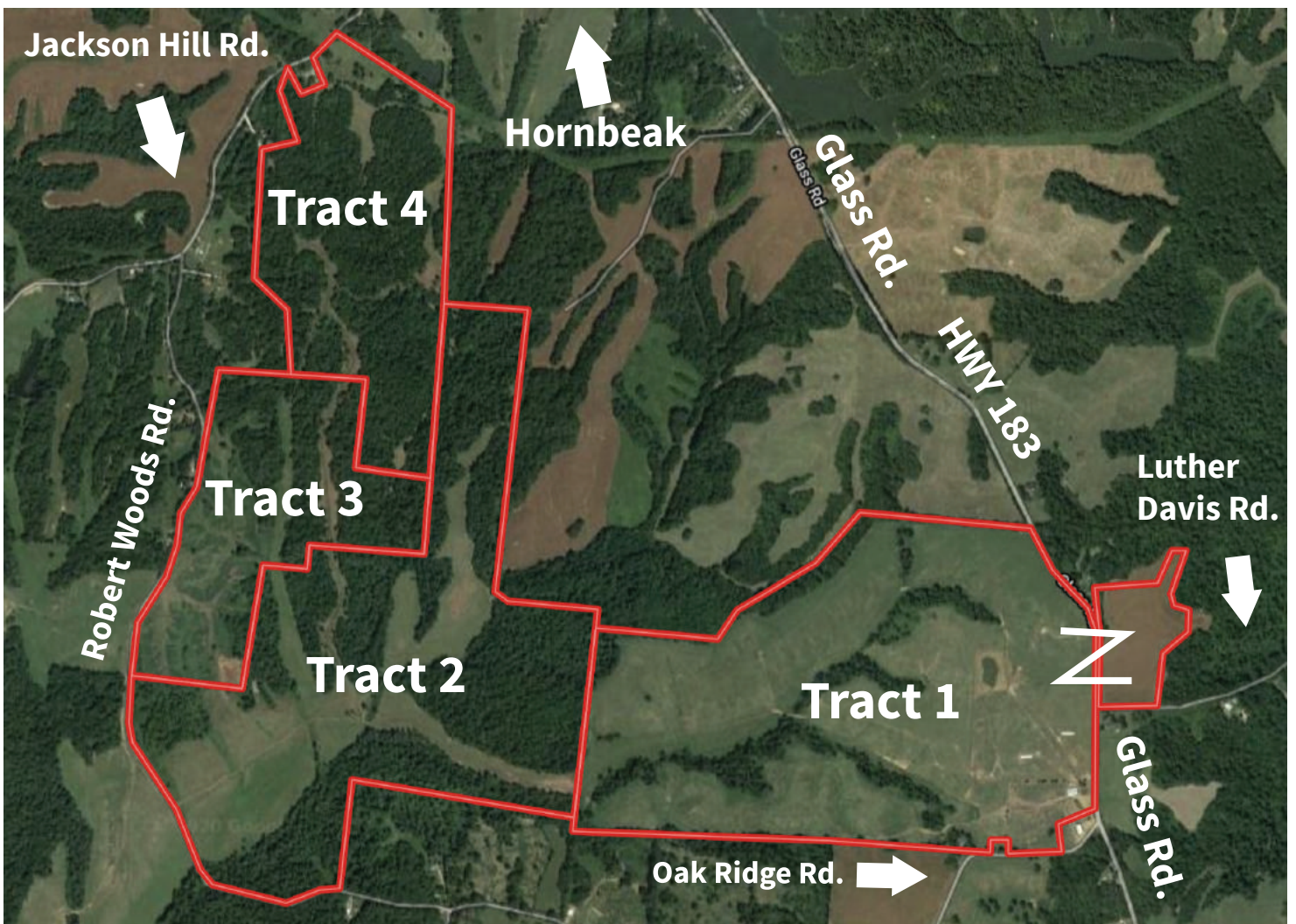
There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

The auction will be held onsite in accordance with the Covid-19 guidelines and restrictions set forth by the Governor.

(812) 452-3191
kurtzauction.com



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TRACT 1: 248 acre tract that is predominately a cattle operation containing a cattle working facility with a newer metal building with pens and guardrail fencing. This tract has approximately 175 acres of pasture with the rest in woods and a pond. This tract is located on TN-183 and Oak Ridge Rd. about 1.5 miles south of Hornbeak. It also has 16 +/- acres of mostly tillable ground. The predominant soil type is Memphis Silt Loam. This portion of the tract sits on the northeast corner of TN-183 and Luther Davis Rd. This tract is to be sold by Successor Trustee's sale in accordance with TN statute.

TRACT 2: Contains 207 +/- acres consisting of approximately 159 acres of woods/timber with the majority of the remaining land in pasture with extensive fencing. It has over 3,700' of road frontage along Robert Woods Road and is on the western border of tract 1.

TRACT 3: This tract contains 77.45 acres with over 2,200' of frontage along Robert Woods Road. This tract has about 58 acres of timber with the balance being in mostly pasture with some fencing.

TRACT 4: 111.4 +/- acres with nearly 100 acres of woods/timber and the balance being mostly pasture.



For more information go to kurtzauction.com or contact John Kurtz or Jason Blue at 812-452-3191.

Seller: This sale shall be conducted on behalf of Erika R. Barnes, as Successor Trustee and Peoples National Bank.

Announcements made day of sale take precedence over printed matter.

John Kurtz, Broker/Auctioneer TN
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