

Sale Name: Premier Tennessee Land Absolute Online Auction: 8,200± Acres Across 7 Counties

LOT 102 - Roddy Gap | 948 acres Dayton, Rhea County, TN [BIDDING BY THE ACRE]



Description

[BIDDING BY THE ACRE]

**Wednesday, April 24, 2024 at 12:00 pm Central —
ONLINE ONLY-Bidding Starts April 10th 12:00 PM**

HUGE ABSOLUTE TENNESSEE LAND AUCTION

Dayton, Rhea County, TN

Property #102: Roddy Gap – 948 Acres Selling in 1 Tract

Bidding Begins on Wednesday, April 10th

Bidding Ends on Wednesday, April 24th at 12:00 pm CDT

All Properties will be SOLD ONLINE through our MarkNet Platform

***ALL THESE PROPERTIES ARE PROTECTED BY CONSERVATION EASEMENTS IN FAVOR OF
FOOTHILLS LAND CONSERVANCY. PLEASE CONTACT OUR OFFICE FOR PRECISE DETAILS.***

**Roddy Gap – 948.86 Acres located in Rhea County, TN (Parcel #003 007.00, 007
003.06, 007 018.00, 012 017.13)**

PROPERTY HIGHLIGHTS and UNIQUE FACTORS for CONSIDERATION:

- Excellent Interior Road System
- Long Brow Frontage
- Frontage on Possum Trot Rd, Trotter Rd, and Highlander Rd
- Ecological Features
- Abundant Wildlife

RESIDENTIAL ENVELOPES/HOMESITES:

This Easement allows for (2) 2 ac Homesites, each with 1 Dwelling < 4000 sq ft and < than 2 stories in height. The Homesite location map is linked below.

- [\[Click Here for Homesite Information\]](#)

[\[Click Here\]](#) to access document containing extensive details on the Baseline agreement, Conservation easement, and all other pertinent information.

[REFERRAL FORM SURVEYS / MAPS](#)

|

CONSERVATION EASEMENT: This property is selling subject to a Conservation Easement in favor of Foothills Land Conservancy as recorded in Register of Deeds Book 471, Pages 553-601. There will be a **1% Transfer Payment** due to Foothills Land Conservancy at closing per said Easement.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% Down on Sale Day with the Balance Due on or Before 30 Days from Sale Day.

OPEN HOUSE: This Property is OPEN for Inspection.

BIDDING: The bidding will be ONLINE ONLY with the Bidding ending at 12:00 PM CDT.

CLOSING: All closings to be on or before 30 days from sale date. All closings will be handled by Mr. Kenneth Chadwell with Looney & Chadwell Title Services, LLC, 156 Rector Ave, Crossville, TN 38555 – 931.484.7569.

FINANCING QUALIFICATION offered with Farm Credit Mid-America: Jake Young / Financial Officer located at 7605 Hamilton Park Drive Chattanooga, TN 37421. Office #423.510.9429 – Direct #423.619.0160 – jake.young@fcma.com

For plats, brochures, surveys, or further sales information on this auction, call us by name at 1.800.DEMPSEY (800.336.7739).

Quantity: 1



<https://bids.dempseyauction.com/>