

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

LOT 103 - Country Wood Lane | 615 acres with Cell Tower Wartburg, Morgan 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

Wartburg, Morgan County, TN

Property #103: Country Wood Lane – 615 Acres with CELL TOWER – 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

Country Wood Lane – 615.65 Acres with an Income-Producing Cell Tower located in Morgan County, TN (Parcel #148 012.00)

PROPERTY HIGHLIGHTS and UNIQUE FACTORS for CONSIDERATION:

- Cell Tower on the Property bringing in approximately \$1000/Month
- Excellent Interior Road and Trail System
- County Water
- Frontage on Heritage Hills Rd and Green Ridge Trail
- Abundant Wildlife
- [\[Click Here for Microwave Site Easement\]](#)
- [\[Click Here for Lease Agreement\]](#)

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](#)

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CONSERVATION EASEMENT: This property is selling subject to a Conservation Easement in favor of Foothills Land Conservancy as recorded in Register of Deeds Book 232, Pages 148-197. 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/>