

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

**LOT 111 - Cub Creek Preserve | 1,380 acres Decaturville, Decatur County, TN
Online [BIDDING BY THE ACRE]**



Description

[BIDDING BY THE ACRE]

**Wednesday, April 24, 2024 at 4:00 pm Central —
ONLINE ONLY-Bidding Starts April 10th 12:00 PM**

HUGE ABSOLUTE TENNESSEE LAND AUCTION

Decaturville, Decatur County, TN

Property #111: Cub Creek Preserve – 1,380 Acres – Selling in 1 Tract

Bidding Begins on Wednesday, April 10th

Bidding Ends on Wednesday, April 24th at 4:00 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.

Cub Creek Preserve – 1,380.08 Acres located in Decatur County, TN (Parcel #037 003.00, #037 004.00, #044 001.01 & 044 002.00)

PROPERTY HIGHLIGHTS and UNIQUE FACTORS for CONSIDERATION:

- Extensive Interior Road System
- Frontage on Bunches Chaple Rd and Access from Brodies Landing Rd
- Hardwood and Pine Timber
- Bates Branch & Guin Branch along with Miller Branch flow through the property

This Tract borders on the North and South sides of the TN National Wildlife Refuge on the TN River. The Duck, Deer, and Turkey populations are off the charts in this Compartment.

RESIDENTIAL ENVELOPES/HOMESITES:

This Easement allows for (2) 2 ac Homesites, each with 1 Dwelling < 10,000 sq ft and < than 40' 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](#)

TOP



BOTTOM



CONSERVATION EASEMENT: This property is selling subject to a Conservation Easement in favor of Foothills Land Conservancy as recorded in the Decatur County Register of Deeds Book 315, Pages 642-692. 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 4:00 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/>