



**FURROW
AUCTION
COMPANY**
1022 Elm Street
Knoxville, TN 37921

(865) 546-3206 • 1-800-4FURROW
www.furrow.com
TN Lic. #62 • RE140524



Real Estate Auction

259.67 Acres on Tennessee River

*Subdivided into 13 Tract
Offered Separately & As A Whole*
2976 Riverview Rd., Lenoir City, TN

Saturday, May 24 • 10:30 AM

Pass It On... If you have friends who might be interested in this auction, we would appreciate your sharing this information with them.

Dated Material • Do Not Delay

PRESORTED
STANDARD
U.S. POSTAGE
PAID
PERMIT NO. 658
KNOXVILLE, TN

Real Estate Auction

259.67 Acres on Tennessee River

Subdivided Into 13 Tracts • To Be Offered Separately & As A Whole
4 Rental Houses To Be Sold ABSOLUTE Following 13 Tracts
2976 Riverview Road, Lenoir City, TN

Saturday, May 24 • 10:30 AM

Open Houses: Saturday, May 10, Noon – 4:00 pm • Sunday, May 11: 1:00 – 4:00 pm;
Saturday, May 17: Noon – 4:00 pm • Sunday, May 18: 1:00 pm – 4:00 pm

Approx. 240 Acres To Be Sold ABSOLUTE!



2% Broker Participation Available

Real Estate Auction

259.67 Acres on Tennessee River

2976 Riverview Road, Lenoir City, TN

Saturday, May 24 • 10:30 AM

Open Houses: Saturday, May 10, Noon – 4:00 pm • Sunday, May 11: 1:00 – 4:00 pm;
Saturday, May 17: Noon – 4:00 pm • Sunday, May 18: 1:00 pm – 4:00 pm



2% Broker Participation Available

- Subdivided Into 13 Tracts
- Approx. 240 Acres To Be Sold ABSOLUTE
- To Be Offered Separately & As A Whole
- 4 Rental Houses to be sold ABSOLUTE following 13 Tracts

- Zoning: R-1 Suburban Residential District
- Utilities: Electric, Natural Gas, Water, Sewer
- Schools: Eaton Elementary, North Middle, Lenoir City High
- Estimated Annual Tax: Entire property - \$7,116.79
- Directions: In Lenoir City, from intersection of Hwy. 321 and Hwy. 11, travel south on Hwy. 11 approx. 1.7 mile. Turn left onto Industrial Park Dr., travel approx. 1/10 mile. Turn right onto Riverview Rd., travel approx. 8/10 mile to entrance to property on right.

Terms: 10% Buyer's Premium. Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale day in the form of cash, certified check or wire, personal or company check. A real estate contract must be signed. Balance is due in certified funds at closing. CLOSING MUST TAKE PLACE WITHIN 20 DAYS. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of auction. Acreage and square footage believed to be accurate, but not guaranteed. THIS PROPERTY SOLD IN IT'S "AS IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE.



FURROW AUCTION COMPANY

(865) 546-3206 • 1-800-4FURROW

WWW.FURROW.COM • E-mail: furrow@furrow.com • TN Lic. #62

Real Estate Auction

Saturday, May 24 • 10:30 AM

Open Houses: Saturday, May 10, Noon – 4:00 pm • Sunday, May 11: 1:00 – 4:00 pm;
Saturday, May 17: Noon – 4:00 pm • Sunday, May 18: 1:00 pm – 4:00 pm

259.67 Acres on Tennessee River • Montvue Farm

Subdivided Into 13 Tracts • To Be Offered Separately & As A Whole • 2976 Riverview Road, Lenoir City, TN

Approx. 240 Acres to be sold **ABSOLUTE!**



4 Rental Houses to be sold ABSOLUTE following 13 Tracts
All homes have been recently or currently rented for \$500-\$550 per month



1298 Huntsville Hollow Road
913 sq. ft. Home • 3 BR, 1 BA



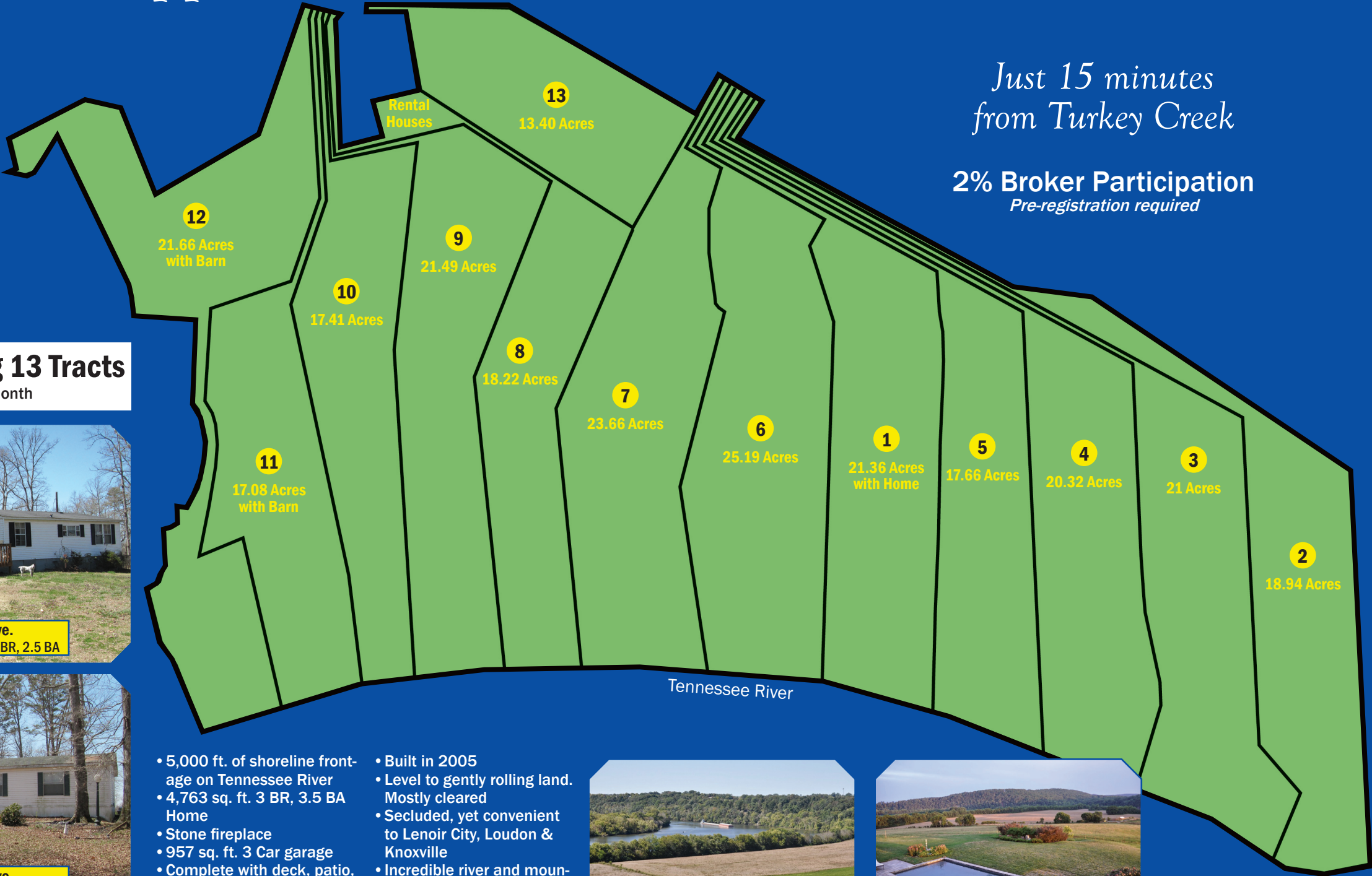
2658 Highland Ave.
1,848 sq. ft. Mfg. Home • 3 BR, 2.5 BA



2662 Highland Ave.
1,248 sq. ft. Home • 3 BR, 1 BA



2668 Highland Ave.
2,240 sq. ft. Mfg. Home • 4 BR, 2 BA



Just 15 minutes
from Turkey Creek

2% Broker Participation
Pre-registration required

- 5,000 ft. of shoreline frontage on Tennessee River
- 4,763 sq. ft. 3 BR, 3.5 BA Home
- Stone fireplace
- 957 sq. ft. 3 Car garage
- Complete with deck, patio, professionally landscaped
- In-ground Pool
- Built in 2005
- Level to gently rolling land. Mostly cleared
- Secluded, yet convenient to Lenoir City, Loudon & Knoxville
- Incredible river and mountain views

