

# **CATALOG**

**2 IN 1 LAND AUCTION**

**SATURDAY AUGUST 16, 2014**

**10:30AM**

**TIMBER / RECREATIONAL / HUNTING**

**VIOLA (GRUNDY AND WARREN  
COUNTIES), TN**

**11:30 AM**

**EIGHT BLUFF LOTS**

**BELVIDERE (FRANKLIN COUNTY), TN**

**BOTH AUCTIONS SELL FROM THE  
VIOLA AUCTION SITE**

## **AS A BUYER YOU NEED TO KNOW**

TWO AUCTIONS AT ONE LOCATION...Sale Schedule: SATURDAY, AUGUST 16, at 10:30 A.M. CDT

Location: Both properties will sell from the Viola Community Center, 0.7 miles north of Viola on 127/108 Viola Rd.

PROPERTY # 1.... Timber Property Location: Viola (Warren and Grundy Counties), Tennessee. Timber Site Directions: From Viola go south on Mt. Zion Road for 1.8 miles, turn right on Chestnut Grove Road, go 1.5 miles, turn left on gravel road, site is just past the Burton Farm entrance.

Survey: By Thaxton Surveying, 303 A West Main Street, McMinnville, Tn. 37110; (931) 473-1088.

PROPERTY # 2.... Bluff Lots Location: Wildlife Estates Phase II, Belvidere (Franklin County), Tennessee.

Directions: From I-24 take exit 127; go west toward Winchester on Hwy. 164 Veterans Memorial Drive west for 18.2 miles, turn left on Hwy. 16 south, go 9.2 miles, turn left on Box House Road, go 0.1 miles to first lot on your left. Eight Bluff lots to choose from, selling bidder's choice.

Survey: By Kurt M. Johnson, 816 David Crockett Hwy. Winchester, TN 37398; (615) 967-8889.

Inspection: Auction personnel will be on site from 2:00 P.M. until 6:00 P.M. on Friday, August 1st, 8th, and 15th and Saturday August 2nd and 9th from 10:00 A.M until 4:00 P.M. Property may be viewed on your own at any time; you are welcome to bring your ATV to drive the property, gate is open and corners are marked. You can also attend the open houses or view by private appointment; call for your personal private tour. To view the timber tract wear woods-walking clothes and boots. Bluff lots do not require any special clothing to view. We have ATV's to carry you over timber property at open houses.

Buyer's Premium: Ten (10) percent buyer's premium will be added to the accepted bid, for the contract price.

How Property Selling: Sells Subject to the Seller's Confirmation. Property will be offered in parcels at so much per acre, with high bidder taking choice of one or more. The sale order and how offered is at the sole discretion of the auctioneer in charge. Timber property will be totaled with 5% added and then offered as a whole. Bluff lots will not be totaled.

Terms on Real Estate: See Terms and Conditions, in bid package on the website.

Closing Date and Possession: Must occur on or within 30 days of the auction, by and at office of Patrick Lynch III of Southern Title and Escrow, 107 1St Ave NE, Winchester, Tn. 37398, (931) 967-2228.

Possession will be given at closing.

Payment: Ten percent earnest money deposit day of auction, balance at closing, we will take your good check.

Notice: Prospective buyers should contact auction personnel or check website for additional information. The catalog/due diligence package contains the terms and conditions, survey plat, a copy of the purchase contract you will be required to sign and other valuable information. A survey plat is available upon request.

Announcements: From the auction box auction day will take precedence over any printed or spoken information contained in any advertisements.

Website: Please go to our website for more complete and updated current information. Everything is there for you to review. [theauctionway.com](http://theauctionway.com)

Co-Brokers: Your participation is invited. A 2% commission will be paid to a qualified broker that brings a buyer that closes. Co-broker's agreement is located on website; this agreement must be completed and turned in to auctioneers by

5 P.M. Friday August 15 - no exceptions.

TN Auctioneer: Gerald A. Bowie, TnAucLic # 936; Firm TnAucLic # 2365.

TN Real Estate Broker: Gerald A. Bowie Lic # 217356, Firm Lic. # 217355.

The Auction Way Company, PO Box 1663, LaGrange, GA 30240 - Office 706.884.3062 - [gerald@theauctionway.com](mailto:gerald@theauctionway.com)

INFORMATION/APPOINTMENTS: 800.482.0775 (24/7) - [www.theauctionway.com](http://www.theauctionway.com)

SALE SITE PERSONNEL AND CELL PHONES: Gerald Bowie 706.302.0302; Morgan Marlowe 706-315-8260; Penny Bowie 770-328-1480 or George Hamilton 423.802.0296

*All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed. Buyers are responsible for their final due-diligence.*

## VIEWING AND BIDDING INFORMATION

**The Auction Way office trailer and auction personnel are located in Viola at the tractor pull site.**

**Timber Track and Bluff lots**, open house will be open for viewing and inspection on Friday August 1<sup>st</sup> 8<sup>th</sup>. And 15<sup>th</sup>. From 2:00 pm until 6 pm, and Saturday August 2<sup>nd</sup>. And 9<sup>th</sup>. From 10 am until 4:00 pm, you may view and inspect the property the following ways.

1. You may drive the property anytime, as the timber track gate is open, corners on roads are marked, bring your ATV, a 4 wheel drive, horses or walk, bug spray for your convenience and use is located at the entrance in mail box, use it, it helps.
2. Bluff lots are marked and easy to see, view anytime, no special vehicle is required.
3. During the open house hours come and visit with the auction personnel at office site, drive through the property, as the parcels are well marked, or we will take you in our ATV.
4. Make an appointment and a staff member will take you on a private tour.

Auction personnel are on site to assist you and to answer your important questions. Let us!

## BIDDING PROCEDURE

**AUCTION DAY:** Saturday August 16<sup>th</sup> Auction Day, auction site is located at the Viola Community center, 0.7 miles north of Viola on 127/108 Viola Road, we will be open for bidder registration from 9:00 am until sale time at 10:30 am. Updated information will be available and auction personnel may answer your final questions at this time. Refreshments will be available and the auction will begin promptly at 10:30 am.

**BE PREPARED:** Be prepared to bid on the parcel or parcels, of your choice. Be prepared to sign the contract. Be prepared to write an earnest money deposit check, in the amount of ten (10) percent of your accepted bid, made out to Patrick Lynch III of Southern Title and Escrow. Your good check is ok.

## YOU SHOULD KNOW

You should know "As a Buyer You Should Know".

You should know "The Terms and Conditions".

You should know the "Contract for Sale and Purchase of Real Estate" that you will be required to sign auction day that is available on the web site.

**BIDDING:** This will be a **LIVE** auction with the high bidder being allowed to pick the parcel or parcels of their choice. PROPERTY SELLS SUBJECTED TO THE SELLERS' CONFIRMATION. This is not an absolute auction but it is our intent to sell each parcel auction day. Be prepared to place your best bid. The property will be offered at the Auctioneers' discretion; on timber track bidding will be by the acre, bidders choice on the parcel or parcels being offered 1 through 12. Then parcels 13, 14 and 15. The high successful bidder may select her/his choice of any parcel or parcels being offered. This procedure will be repeated until all parcels offered have been selected. Parcels will be offered in an order offered by the Auctioneer, and not necessarily in numbered order. After offering as individual parcels the property will then be offered grouped parcel 1 through 15. When reoffered the 15 parcels will be totaled and a five (5) percent upset will be added, to have a new starting amount, if no group bid, then property will go divided. It is recommended that you select more than one parcel to bid on. You may not be the successful bidder on your first choice but may be on your second or third choice.

**BUYER'S PREMIUM:** A Ten (10%) Buyer's Premium will be added to the total bid of your contract to arrive at the final price you will pay.

**SUCCESSFUL BIDDER:** When you are the successful bidder, and you bid as been accepted and confirmed, you will then enter into a purchase contract.

If you have any questions **PLEASE, ASK THEM**

## TERMS AND CONDITIONS

**Representatives:** The Auction Way Co. / Gerald A. Bowie, Auctioneer/Broker represents the Sellers, by separate agreements.

**Disputes:** The auctioneer in charge will settle any disputes as to bids. Auctioneer's decision on such matters will be final.

**Announcements:** From the auction box auction day will take precedence over any printed or spoken information contained in any advertisements.

**Contingency:** There are no contingency for financing, nor any other contingencies. All properties are selling "as is" with no warranties other than title expressed or implied.

**Restrictions:** Buyer will take title to any property purchased at the auction subject to any and all (i) zoning, easements, covenants, conditions, restrictions, right-of-way, reservations, road deeds, leases and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the subdivision; and (iii) all matters that are visible or may be apparent on the bid property itself.

**Liability:** All persons who attend the Auction do so at their own risk. Neither the Sellers and / nor The Auction Way Company / Gerald A. Bowie, Broker, nor any other person connected with the auction assume any liability, legal or otherwise, for any accident which may occur.

**How Selling:** Sells Subject To Owner's Confirmation.

**Buyer's Premium:** Ten (10) percent will be added to the accepted bid, for the contract price.

**Earnest Money Deposit:** Not less than ten (10) percent earnest money deposit due the day of auction, your good check is ok; balance all cash payable at closing. Deposit will be placed in the escrow account of the closing attorney.

**SURVEY:** You will receive a survey of your purchased property, corners have been set but lines have not been cut and staked, if you want the lines cut and staked it will be at buyers expense.

**Closing Date And Possession:** Must occur on or within 30 days of the auction, by and at office of Benjamin Patrick Lynch III of Southern Title and Escrow, 107 1<sup>st</sup> Ave NE, Winchester, Tn. 37398, (931) 967-2228. Possession will be given at closing.

**Taxes:** All property taxes, insurance, and rents (if any) to be prorated as of the closing date.

**Title Insurance:** At the Buyer's option and expense.

**Guarantee Property Condition:** Buyer agrees to purchase and accept the property and improvements thereon in its present condition, and property will be auctioned and sold "AS IS, WHERE IS AND WITH ALL FAULTS," The Sellers make no warranty or representation as to the condition of the property or any improvements situated thereon, or the fitness of the property or any part thereof for any particular purpose. without warranties other than title, representations or covenants, expressed or implied, of any kind or nature whatsoever. The applicable seller shall convey title to a property sold at the auction to the buyer by special warranty deed at closing.

**Sales Contract:** A copy of the contract buyer will be required to sign is available on the web site or upon request. This is a legal and binding document. Please review before bidding and be prepared to sign auction day.

**Contract:** The terms stated herein shall constitute a contract between the buyer and the seller and be binding on both.

**Due Diligence:** Buyers are responsible for their own final due diligence.

**ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WAS FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR FINAL DUE DILIGENCE.**

**TIMBER / RECATIONAL / HUNTING TRACK**

**AUCTION DAY TALLY SHEET**

<b>PARCEL</b>	<b>ACRES</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>BUYER</b>
01	64.79	@ _____	_____	_____
02	44.25	@ _____	_____	_____
03	59.38	@ _____	_____	_____
04	56.43	@ _____	_____	_____
05	36.82	@ _____	_____	_____
06	106.62	@ _____	_____	_____
07	42.46	@ _____	_____	_____
08	32.49	@ _____	_____	_____
09	53.87	@ _____	_____	_____
10	43.78	@ _____	_____	_____
11	49.67	@ _____	_____	_____
12	46.43	@ _____	_____	_____
13	21.85	@ _____	_____	_____
14	4.62	@ _____	_____	_____
15	4.02	@ _____	_____	_____
TOTAL	667.48		_____	
UPSET BID ADD ON				x 1.05
OPENING BID AS A WHOLE			_____	
BID AS A WHOLE			_____	_____

**BLUFF LOTS**

**AUCTION DAY TALLY SHEET**

**SELLING CHOICE AT SO MUCH PER LOT.**

<b>LOT NUMBER</b>	<b>ACRES</b>	<b>PRICE</b>	<b>BUYER</b>
26	5.77	_____	_____
27	5.95	_____	_____
43	5.05	_____	_____
44	5.03	_____	_____
46	5.26	_____	_____
52	5.14	_____	_____
53	5.06	_____	_____
54	5.10	_____	_____