

# AUCTION

**SAT., SEPT 24<sup>TH</sup> 10:00 AM**

## **3.1 ACRES IMPROVED W/HOUSE, SHEDS, FARM EQUIP. & PERSONAL PROPERTY**



### **1450 HIGHWAY 81 NORTH, JONESBOROUGH, TN**

**Directions:** From Main St. in Jonesborough, take Hwy 81 North, travel approx. 4 miles property on left watch for signs.

**Improvements:** A stately brick 2 story farmhouse containing approx. 2800 sq. ft. Includes 5 bedrooms, 2 baths, kitchen w/stove & refrigerator, dining room, living room with f/p, family room, and hardwood/carpet flooring. The home has central heat/air, enclosed side porch, patio, well water, (water at road), septic system, and a 2 car attached garage. Other improvements include workshop, & implement sheds, all situated on approx. 3.1 acres.

**Terms:** Real Estate: 10% down day of auction balance in 30 days. Personal Property: Cash or approved check day of sale. A 6% buyer's premium will apply.

**Farm Equip:** 1944 Farm All-A tractor w/cultivator & plow, 1944 Case D w/hand clutch, 1947 Case VAC gas w/ Eagle left hitch, 1948 Case VA1 gas tractor, 1953 McCormick W-9 tractor, 1970 Ford 2000 gas – new rear rubber, Case 222 lawn tractor, 212 John Deere lawn tractor, NI side delivery hay rake (horse drawn), Case tractor parts, engines, fenders, seats, etc., antique JD hay rake, rotor tiller, carry all wagon, horse drawn cultivator, tool boxes, sand blaster, vice, antique signage, hand tools, plus much more. **Personal Property:** Drop leaf table, side tray, antique sewing machine, tables, chairs, lamps, pictures, metal glider & chair, rocking chair, sofa, & much more. Be sure to take the video tour @ [www.etsdac.com/Hwy81N](http://www.etsdac.com/Hwy81N).

Notice: Under 42 U.S.C. 4582 (d) the purchaser of a single family residence has a maximum of ten days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. The date of the appearance of this auction advertisement begins this ten day time period.

**Note:** Beautiful gently rolling acreage surround this Gentlemen's Farm. This home has been painstakingly manicured and updated while retaining the charm & character of an era gone by. The property overall has an old plantation feel w/large southern porches, mature trees, and lovely landscaping - don't miss this opportunity.

**OPEN HOUSE & PREVIEW SUN SEPT 18<sup>TH</sup> FROM 2 – 4**

**Sale Conducted For the Owners by**

**EAST TENNESSEE DEVELOPMENT & AUCTION CO.**

**2909 E. OAKLAND AVE. SUITE 103/PO BOX 4684**

**JOHNSON CITY, TN 37602**

**423-854-4999 [www.etsdac.com](http://www.etsdac.com)**

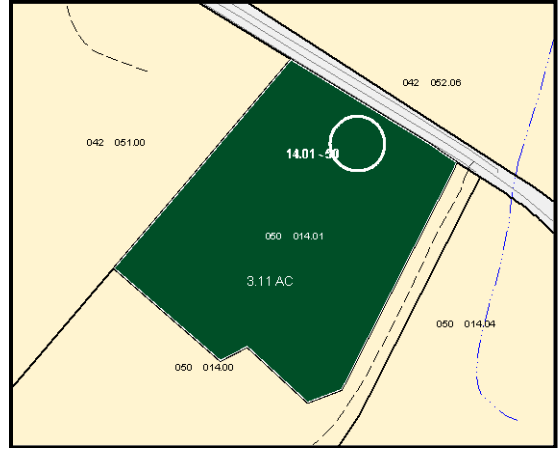


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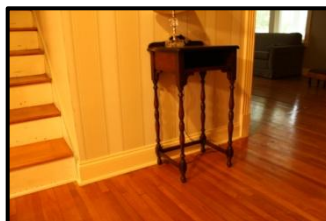
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## **FARM EQUIPMENT & PERSONAL PROPERTY**



**Announcements made day of sale take precedence over all others**