

take a
VIDEO TOUR
etdac.com/Gray

AUCTION

SAT., MAY 14 10:30 AM
57+/-ACRES SUBDIVIDED
IMPROVED W/HOUSE, BARN,
SHED



GRAY, TN

Directions: From Johnson City, travel Interstate 26 take Gray exit, turn right. Then at first red light turn right onto Old Gray Station Road, go approx. 1 mile turn right onto Buckingham Rd. go 1 mile turn left on McCray, watch for signs.

Improvements: A quaint 2 story farmhouse built in the 1900's has approx. 1500 sq. ft. of living space that consists of: 3 bedrooms, 1 bath, CH&A, carpet, ceramic, hardwood flooring, partial basement, and spring water all situated on 5+/- acres. Other improvements include polled barn, implement shed.

Land: 57+/-acres divided into 11 tracts ranging from 5 to 5.76+/-acres. The topography of the land is gently sloping. Spring water is in the house and barn. The property is zoned A1 however will be deed restricted against all mobile homes and all mobile home kindred. Utility water is available along Buffalo Ridge and Buckingham Roads.

Terms: 5% down day of auction balance in 30 days. A 5% buyers' premium will apply.

Note: This farm is centrally located with spectacular views! Whether you're looking for a quaint farmhouse with small acreage, an excellent building site for your special home, or need acreage for pasturing livestock, this is one auction not to miss!

OPEN HOUSE & PREVIEW SUN MAY 8TH FROM 2 - 4

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 this appearance of this auction advertisement begins this ten day time period.

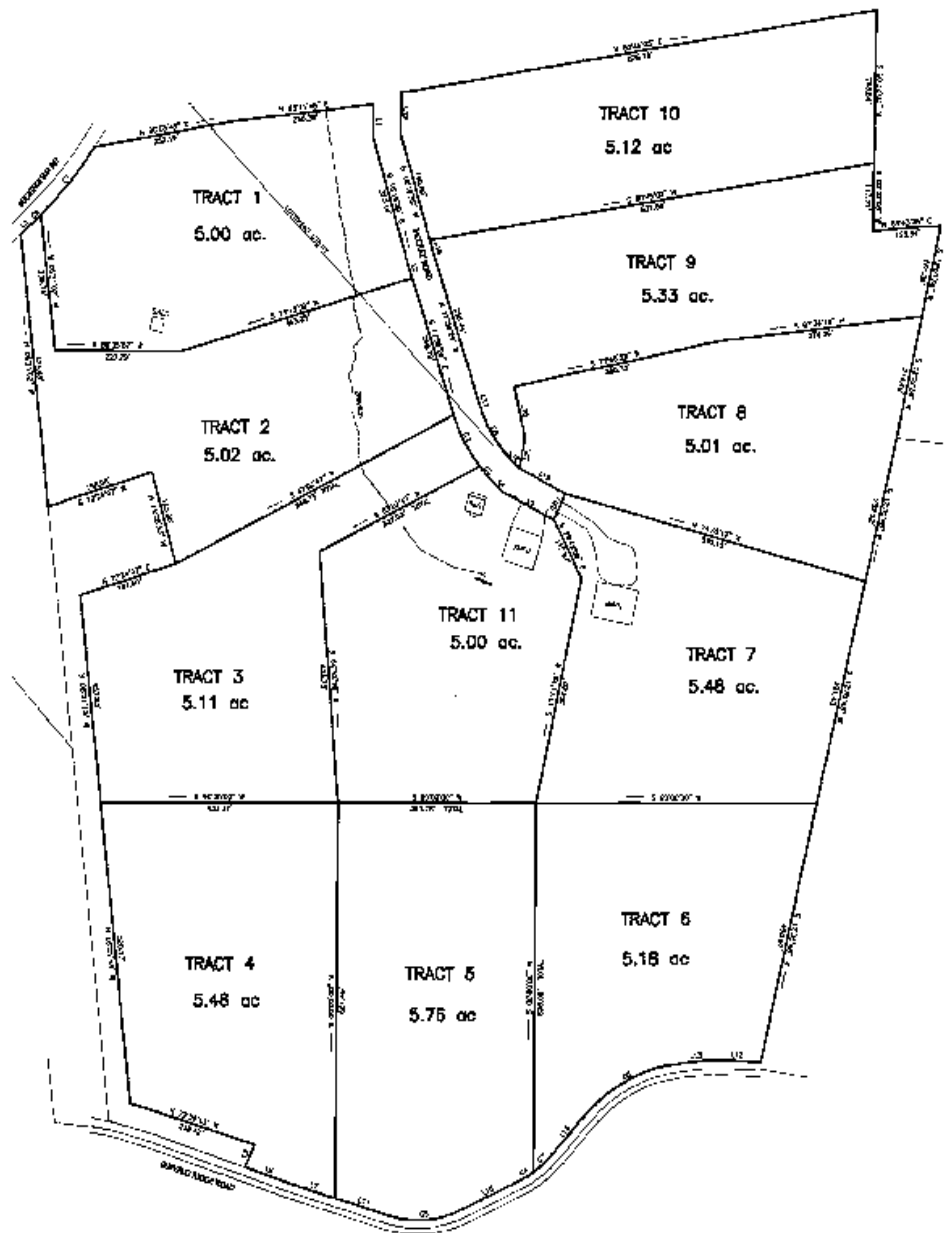


Sale Conducted For the Owners by
EAST TENNESSEE DEVELOPMENT & AUCTION CO.
2909 E. OAKLAND AVE. SUITE 103/PO BOX 4684
JOHNSON CITY, TN 37602
423-854-4999 www.etdac.com Firm 28

AUCTION

SAT MAY 14 10:30 AM

57+/-ACRES DIVIDED INTO 11) 5+ACRE TRACTS



Announcements made day of sale take precedence over all others