



NO BUYERS PREMIUM FOR THIS AUCTION! ONLINE ONLY AUCTION

GORGEOUS WATAUGA LAKE FRONT PROPERTY, BUTLER, TN

BIDDING WILL OPEN AT

8:00 A.M. on Monday, April 19TH,

AND WILL END AT

6:00 P.M. on Tuesday, April 27TH.



SOLD

THIS IS AN AWESOME OPPORTUNITY!!!

**7 +/- ACRES OF MOUNTAIN PROPERTY
3 TRACTS AS A WHOLE**

DIRECTIONS: From Hwy 67/321 toward Butler. Turn onto Hwy 321. Property is located on the block of Hwy 321. See auction signs at street and property.

AUCTIONEERS NOTE: You will be amazed at the scenic and pristine setting. Gorgeous lake and mountain views in every direction. Absolutely amazing building site for your new home, offers a private setting, and has easy entrance off of Hwy 321.

- Tract 1-A is the house tract, has 1.02 acres and is completely level and offers 228' of gentle sloping Watauga lake frontage. Perc test for a 3 Bedroom home.
- Tract 1-B is lake frontage and water property.
- Tract 2 - Is 3.10 acres of mountain property, offers 138' of Watauga Lake frontage and lays directly across the lake from the subject property. (This property has no legal access for ingress and egress.)

TERMS AND CONDITIONS: 10% down at contract signing. Closing to be within 30 days of contract signing. If you do not have a working relationship with our auction company, you will need to provide a \$10,000.00 deposit before you will be approved for bidding. See additional terms and conditions at our bidding URL.

RUSS SWANAY REAL ESTATE Offers Complete and Comprehensive REAL ESTATE AND AUCTION SERVICES.



VOTED # 1 by the Readers Choice of Carter County for Best Auction and Real Estate Firm.

**FOR ADDITIONAL PICTURES AND VIDEO VISIT
OUR WEBSITE @ WWW.SWANAYPROPERTIES.COM**



We'll Get You Moving!



TRI CITIES

AUCTIONS BEST

**DAVID COLLINS
AUCTIONEER
P.A.L.#4465**

- COMMERCIAL PROPERTY
- RESIDENTIAL PROPERTY
- PERSONAL PROPERTY
- LIVE ONSITE • LIVE ONLINE
- OR BOTH!

Schedule Your Auction With Us!

Russ Swanay Real Estate & Auction
112 Armed Forces Drive, Elizabethton, TN 37643

423-543-5741
SwanayProperties.com