

# TILAWA MARINA AND CAMPGROUND ON BEAUTIFUL WATAUGA LAKE OFFERED BY

**RUSS SWANAY**  
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# PUBLIC ONLINE AUCTION EVENT!

FOR ONLINE BIDDING: [WWW.SWANAYPROPERTIES.COM](http://WWW.SWANAYPROPERTIES.COM)

**BIDDING PERIOD OPENS**

**Monday, September 13<sup>TH</sup> @ 8A.M.**

**AND BEGINS CLOSING Tuesday, September 14<sup>TH</sup> @ 6P.M.**



**AUCTIONEER'S NOTE:** Fantastic opportunity to acquire one of the few marinas that are currently licensed on beautiful Watauga Lake. We are providing a unique bidding opportunity for public online bidding. Tilawa Marina, (formerly Pappy's Marina). Marina is currently licensed and all necessary licenses and approval are in effect with TVA.

Tilawa has been approved for 6 large boat slips for boats over 40' in length.  
22 Boat slips were in place prior to the marina ceasing operation.  
18 Campground sites are in place.

Marina and harbor electric connection have been approved by TVA  
Septic has been approved below the 1980 line.

According to the TVA River and Reservoir Operations Study, Watauga Lake is approximately 16.3 Miles long, with 1084.9 miles of shoreline. According to the TVA, the summertime water level target, "full pool", the lake surface covers 6,430 acres and the estimated depth of Watauga Lake is 265' at the dam. At full pool, Watauga's elevation is the highest of all TVA lakes at 1,959' above sea level.

More than half of Watauga Lake's shoreline lies within the Cherokee National Forest and cannot be developed. Recreational uses include boating, fishing, water-skiing, and camping.

**TERMS AND CONDITIONS:** 10% down at contract signing. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE THE FINAL CONTRACT PRICE. 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 \$20,000.00 deposit before you will be approved for bidding. The Sale is subject to court approval.

TO VIEW OUR CURRENT AUCTIONS, REGISTER OR BID ONLINE VISIT: @ [WWW.SWANAYPROPERTIES.COM](http://WWW.SWANAYPROPERTIES.COM)

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