



**PROPERTY #101: Located at 3650 River Rd, Decatur, TN 37322** Nearly 70 acres, 3BR/2BA log home w/ walk-out basement, Two separate apartments (1BR & 2BR), 2,000+ sq ft garage/workshop - Meigs County School District

(Absolute Auction on most tracts) **Survey Cost & 10% Buyers Premium is Due at the Time of signing the contract.**

**Tract 1:** 15.665 ± acres (Absolute Auction)

- Gently rolling land
- Suitable for residential or recreational use
- Shared 50' joint permanent easement for access

**Tract 2:** 11.804 ± acres (Absolute Auction)

- Main House 3BR/2BA log home with a full semi-finished walk-out basement.
- Kitchen Appliance is less than 2 years old, New HVAC unit w/ warranty, Roof 2 yrs old
- Well included; gas fireplace propane tank rented \$100/yr

**Tract 3:** 17.090 ± acres (Non-Absolute Tract)

- Largest single tract
- Verizon Tower space lease (Book 5, PG 6)
- Utility ingress/egress easement access

**Tract 4:** 6.358 ± acres (Non-Absolute Tract)

- 2 apartments & a Barn - 1BR/1BA and 2BR/1BA. Perfect for guest or income-producing rental property. Built 2012.
- The existing well services Tract 2 only. Tract 4 buyers are responsible for establishing their own water source or connecting to city water

**Tract 5:** 7.762 ± acres (Absolute Auction)

- Smaller acreage tract
- 150' TVA transmission Line Easement

**Tract 6:** 10.994 ± acres (Absolute Auction)

- 150' TVA transmission Line Easement

To Bid Go To: [www.LegacyAuctions.com](http://www.LegacyAuctions.com)

**Auction Terms & Conditions:**

To be approved to bid at this auction, Legacy Auctions (The Auctioneer) requires your bidder account to be in good standing.

The Buyer Fees for this auction is 10%

Payment in full must be made within one business day of the auction. Payments accepted by Cash, Good Check or Wire Transfer. Cash or Conventional Loans Only.

Bidders are to be held personally liable for any bids made with their Bidding Number.

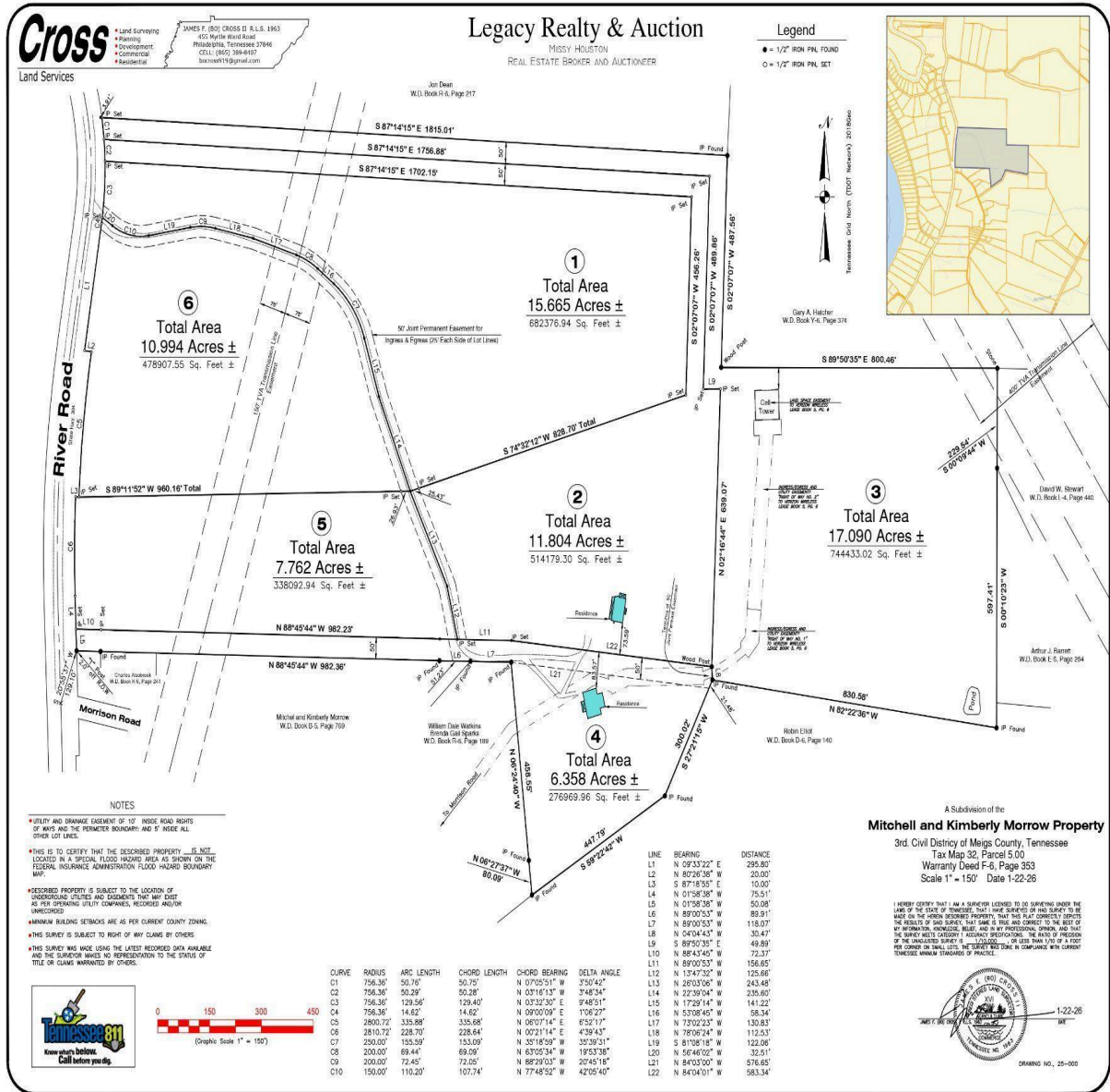
The highest bidder for each Lot shall be the Purchaser, and in the event of any dispute The Auctioneer shall have absolute discretion either to settle such dispute or to re-offer the lot for re-sale.

The Auctioneer undertakes no liability in respect of any faults, deficiencies and errors of any description, oral or printed, nor do they accept responsibility for the authenticity, genuineness, origin, age, condition or quality of any Lot(s) and all statements as to these matters whether contained in the catalog or made orally are statements of opinion only and not to be taken as being or implying a statement or representation of fact. **EACH AND EVERY LOT IS SOLD "AS IS, WHERE IS".**

The Buyer acknowledges he/she has read and agrees to be bound by the additional terms and conditions set forth.

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# River Road Auction Map

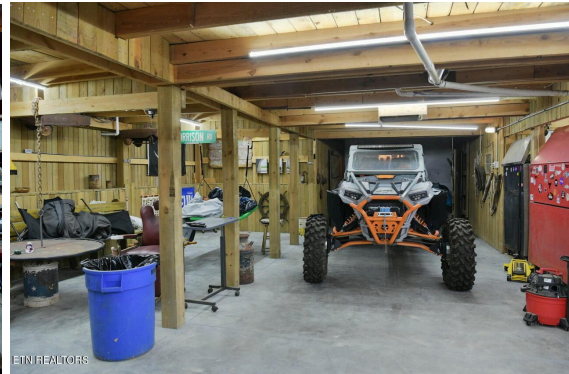
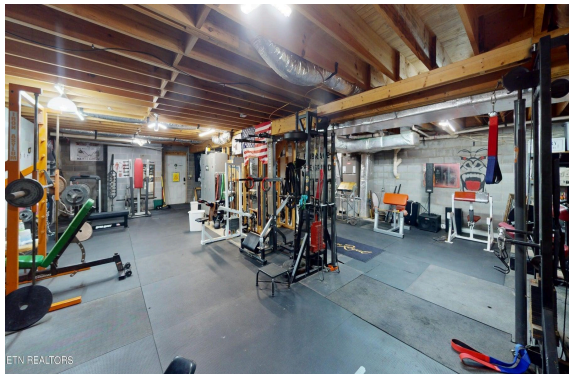






## Tract 4

- Includes 3BR/2BA log home with a full semi-finished walk-out basement.
- High-elevation tract featuring some of the best 360° views on the property.



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