

# AUCTION

Saturday, December 4, 2010

9:00 am • 10:30 am • 12:00 Noon

Real Estate located in Petersburg, Tennessee

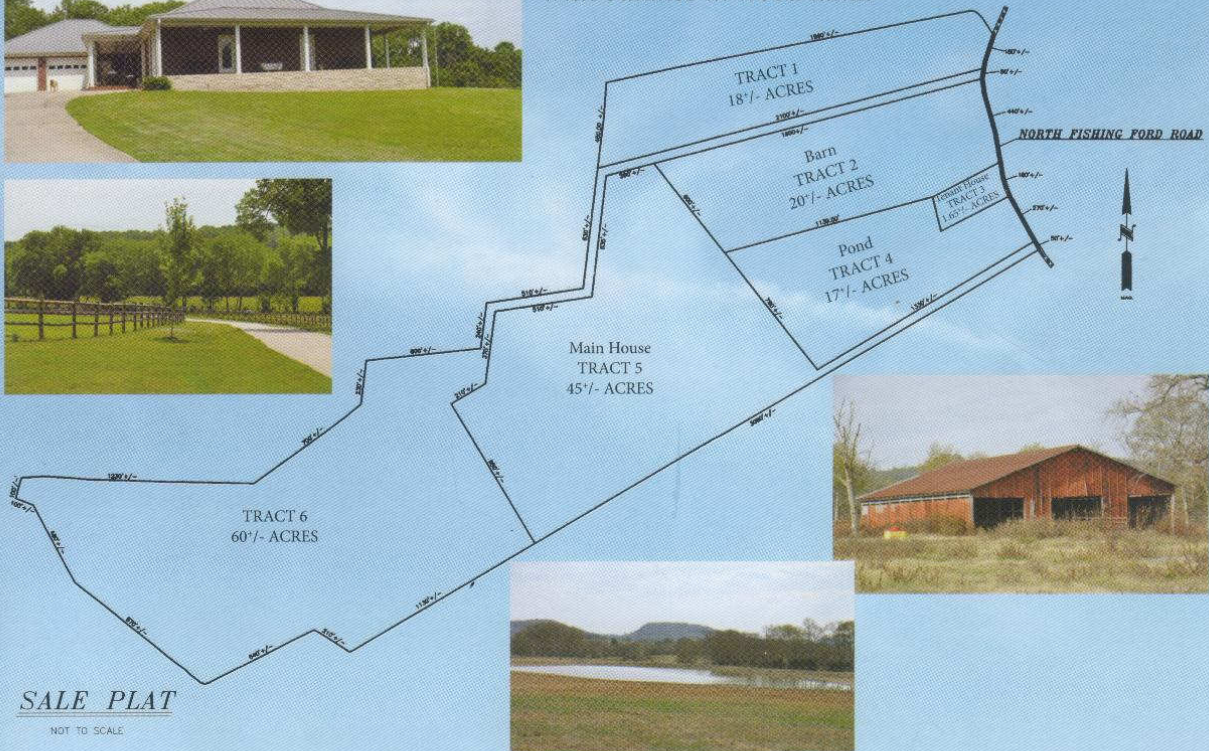
From Fayetteville, take US Hwy 431 North and follow auction signs to sale sites.



## Sale #3 - 12:00 Noon

78 N. Fishing Ford Road (160.6 +/- acres)

The land is approximately 50% pasture/crop land with balance in wood land.



SALE PLAT

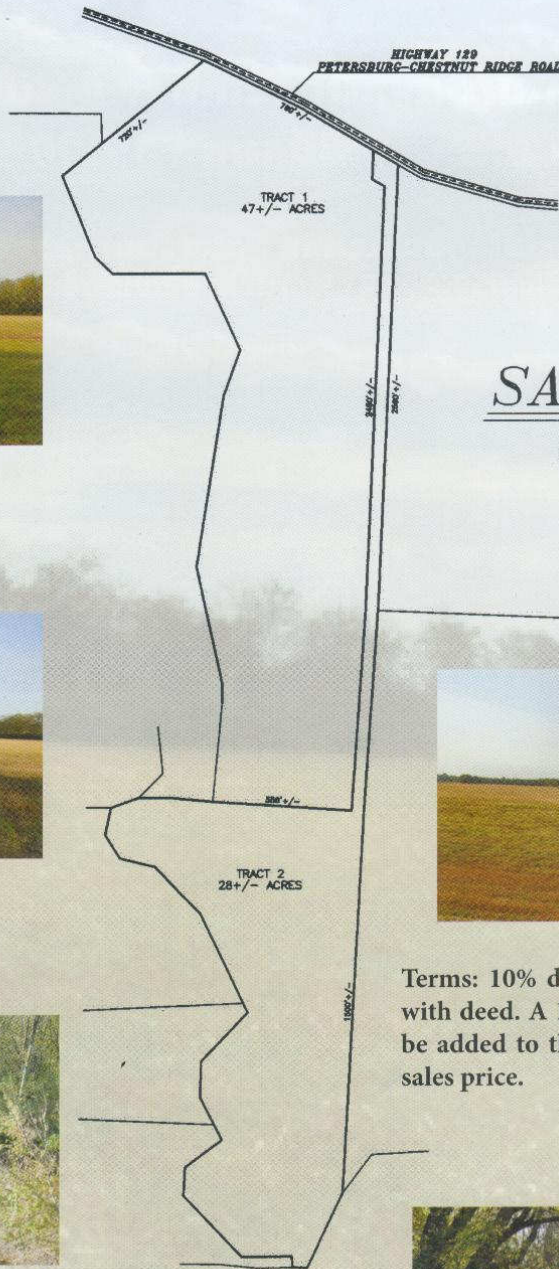
NOT TO SCALE

Tract of land is improved with a 7 yr. old 3,764 SF (per tax records) brick house consisting of 4BR's (w/walk-ins) 2 Full Baths, 2 Half Baths, Kitchen (w/breakfast area), Dining, Den, Living Room (w/ fireplace), Florida Room, Utility, Wrap-around Porch, Deck and 2 Car Attached Garage. Other improvements consist of a 1,680 SF (per tax records) Ranch style tenant house (good condition), general purpose barn and very good fencing. Tract will be offered in 6 tracts ranging in size from 1.6 acres to 60 acres.

**Sale #1 - 9:00 am**

Petersburg-Chestnut Ridge Road (75+/- acres)

Just East of Petersburg



***SALE PLAT***

NOT TO SCALE



**Terms: 10% down day of sale; balance with deed. A 10% buyers premium will be added to the final bid to determine sales price.**



Tract of land fronts on Petersburg-Chestnut Ridge Road and has long frontage along Cane Creek. The land is mostly open crop land. Tract will be offered in two tracts of 50+/- acres and 25+/- acres. The 25+/- acres is south of the 50+/- acre tract.

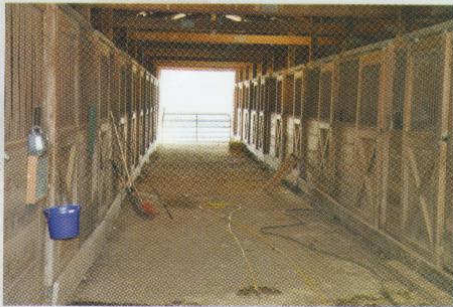
**Sale #2 - 10:30 am**

4150 Fayetteville Highway (22.7+/- acres)

*Just North of Petersburg*

Long frontage along Fayetteville Hwy, (US 431) and Liberty Valley Road. The land is mostly open with scattered wood land. Tract of land is improved with a 22 stall, wash and tack room horse barn.

Terms: 10% down day of sale; balance with deed. A 10% buyers premium will be added to the final bid to determine sales price.





### Sale #3 - 12:00 Noon

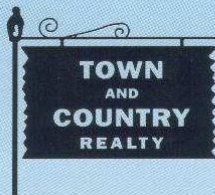
78 N. Fishing Ford Road (160.6 +/- acres)

The land is approximately 50% pasture/crop land with balance in wood land.



**Restrictions (Applies to sale #3 Only):** (1) No poultry operations; (2) no feed lots; (3) no mobile homes; (4) no junk yards; (5) commercial livestock operations are not permitted. Chicken houses, chicken farming, hog houses, hog farming and confinement feeding facilities are not permitted. Grazing livestock is permitted. **If tract is sold as a whole, the restrictions will be lifted.**

**Terms:** 10% down day of sale; balance with deed. A 10% buyers premium will be added to the final bid to determine sales price.



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