



FIRST CLASS

ABSOLUTE LAND AUCTION

SATURDAY MARCH 1ST 2008 @ 10:00 AM

19W Highway 22, Union City, TN

**Real Estate Sells @ 10AM
Auction To Be Held On Site!!**

**ATTENTION: INVESTORS - DEVELOPERS - HOME BUILDERS
& HOME BUYERS. INCOME PRODUCING PROPERTY!!**



TNF# 4537 TNL# 5624

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FIRST CLASS
U.S. POSTAGE
PAID
MAYFIELD, KY 42066
PERMIT NO 25

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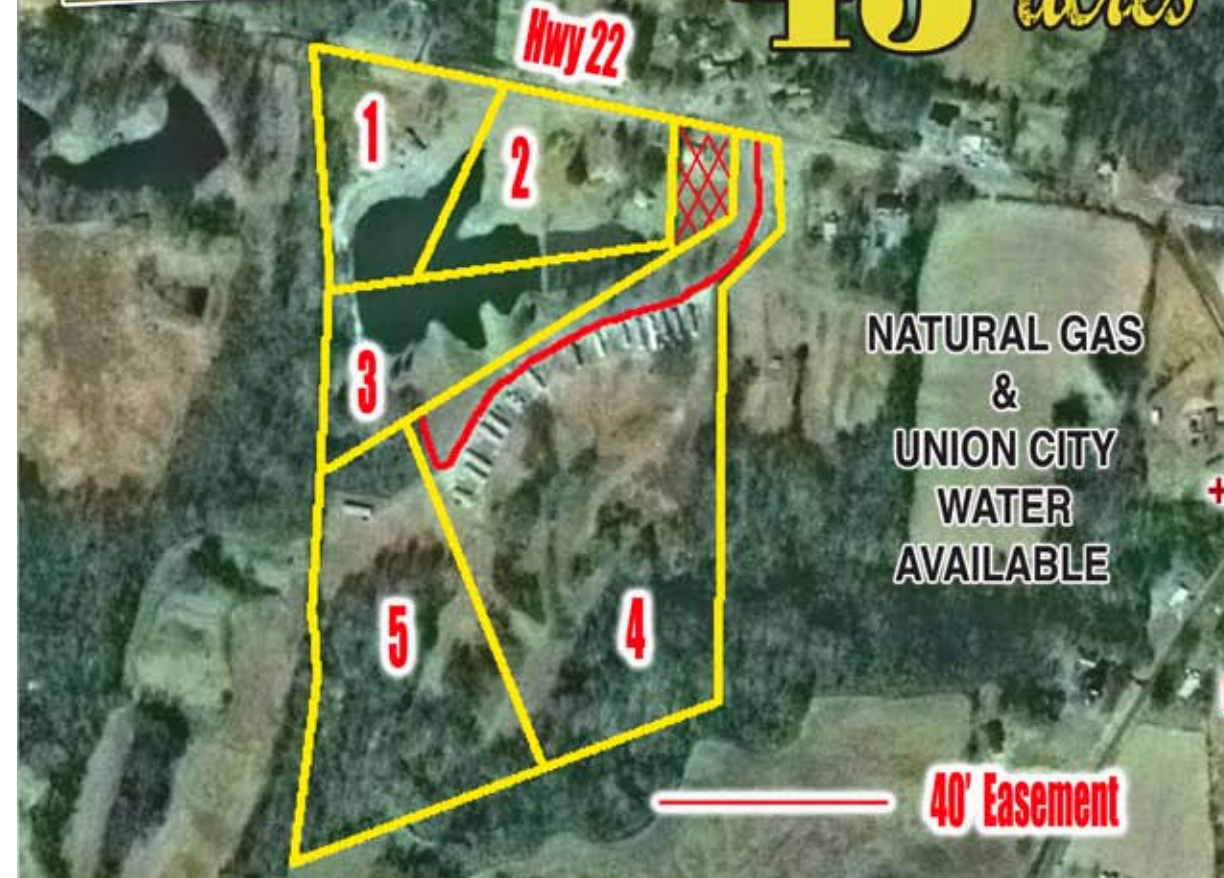
**ATTENTION: INVESTORS - DEVELOPERS - HOME BUILDERS
& HOME BUYERS. INCOME PRODUCING PROPERTY!!**

3or 4 Br Home - Lake

19 Unit Mobile Home Park

Selling In 5 Tracts and Combinations

43.806 acres



UNION CITY, TN.
BUILDING SITES
3 or 4 BEDROOM
STONE HOME
PICTURESQUE
LAKE AND 19 UNIT
MOBILE HOME
PARK.

NATURAL GAS
&
UNION CITY
WATER
AVAILABLE

**+/- \$5,100.00 Potential
Monthly Income
Potential Yearly
Income +\$61,200.00**

40' Easement

LOCATION: 19W Highway 22, Union City, TN. From Union City, TN Take Hwy. 5/Hwy. 22 West 1.1 Miles., Then Left On Hwy. 22 For 4.5 Miles To Home And Farm. Across From The Preuttes Quick Mart. Signs Posted!!

**HARRIS
REAL ESTATE & AUCTION
(270) 247-3253 • 800-380-4318**

REAL ESTATE TRACTS



TRACT 1* 3 or 4 Bedroom 2 Bath Stone And Vinyl Home ± 2790 Square Feet, Central Heat & Air (New Air Unit) – Features Include Large Family Room With Gas Log Fireplace, Kitchen w/Ceramic Tile Floor, Dining Area w/Ceramic Tile Floor, Oversized Game Room Or A 4th Bedroom With Bath Attached. Outside Features Include Outbuilding, Well, Chain Link Fencing, Lake View Area All Situated On 4.083 Acres.

TRACT 2* Building Site 5.012 Acres Lake Area & 30'X40' Work Shop Concrete Floor & Central Heat And Air.

TRACT 3* 6.221 Acres With Lake Area

TRACT 4* 19 Unit Mobile Home Park Situated On 18.952 Acres With 14 Mobile Homes Transferring To Buyer.

TRACT 5* 2 Unit Mobile Home Setup Situated On 9.538 Acres With 1 Mobile Home Transferring To Buyer.

**Note Mobile Homes #5 And #24 Not Transferring To Buyer.

43.806 ACRES
 3 OR 4 BEDROOM HOME - LAKE
 19 UNIT MOBILE HOME PARK
 SELLING IN 5 TRACTS AND COMBINATIONS

REAL ESTATE TERMS: 15% Down Day of Sale Balance in 30 Days. *A 10% Buyers Premium Will Be Added To Final Bids And Included In The Contract Price.

PERSONAL PROPERTY TERMS: Cash or Check With Bank Letter Of Credit.

Information supplied is without any warranties or representations, either expressed or implied whatsoever, from Harris Auction, sellers or their respective representatives, agents or employees. Prospective bidders are advised to avail themselves of the land and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate. Lines on aerial plats show only the relative locations of the tracts subject to sale and may not be relied on as an exact location or boundary. Although all information in all advertisements is obtained from sources deemed reliable. All announcements day of sale take precedence over all advertisements.

TRACTORS AND EQUIPMENT SELLING SEPARATE FROM THE LAND



KUBOTA TRACTORS & EQUIPMENT

Kubota Diesel L2900 4WD W/Woods 165 Front Loader, Glide Shift Transmission #200554804, 1072 Hours – Kubota Hydrostat Diesel B2710 4WD w/72" Belly Mower #B2710HSD 10079, 933 Hours, Bush Hog 62" 3 Pt. Hitch Tiller, 3 Pt. Post Hole Digger, 6 Ft. Box Blade, 2 3Pt. Hitch Blades, Fuel Tank.

