

LAND AUCTION

WINCHESTER, TN
FRANKLIN COUNTY

**298±
ACRES**

2 Farms Offered in 21 Tracts • Ranging from 5 to 66 Acres

Minutes to Tim's Ford Lake!

"First Time Offered in Decades"



Farm #1 • 77+/- Acres • 11 Tracts
Bible Crossing Rd. & Riva Lake Rd.



Farm #2 • 220+/- Acres • 10 Tracts
Gum Creek Rd. & Prairie Chapel Rd.

**COMAS MONTGOMERY**
REALTY & AUCTION CO., INC.
FIRM #1478
FIRM #246019
615-895-0078 • 800-825-5523

***BID NOW* ONLINE or ON LOCATION**
Saturday, February 17th @ 11:00 AM
See more at www.ComasMontgomery.com

"First Time Offered in Decades"

LAND AUCTION WINCHESTER, TN FRANKLIN COUNTY

298+ ACRES

2 Farms Offered in 21 Tracts



FARM #1

Bible Crossing Rd/Riva Lake Rd

- 77+/- Acres Offered in 11 Tracts
- Ranging from 5+/- to 15+/- Acres
- Mostly Level Terrain
- Previously Used As a Nursery Stock Farm
- Development Potential!
- Access to Water, Sewer Nearby



FARM #2

Gum Creek Rd/Prairie Chapel Rd

- 220+/- Acres Offered in 10 Tracts
- Ranging from 5+/- to 66+/- Acres
- Level Terrain, Open Pasture, Wooded Tracts
- Previously Used as Nursery Operations
- Each Tract Has Road Frontage
- Tract #14 Has Large Shop w/ Office



Tract #14



**AUCTION LOCATION FOR BOTH FARMS WILL BE HELD AT:
TIM'S FORD BASS CLUB/WINCHESTER BASS CLUB
1500 OLD TULLAHOMA HWY, WINCHESTER, TN**

COMAS MONTGOMERY REALTY & AUCTION CO., INC.

817 S. CHURCH ST., SUITE A • MURFREESBORO, TN 37130

615-895-0078 • 800-825-5523

A MARKNET ALLIANCE MEMBER



PRESORTED
FIRST-CLASS
U.S. POSTAGE
PAID
KOKOMO, IN
Permit No. 154

Return Service Requested

BID NOW ONLINE or ON LOCATION Saturday, February 17th @ 11:00 AM

WWW.COMASMONTGOMERY.COM



farmCREDIT
MID-AMERICA LENDER

For more information on financing
contact Tim Tipps: 615-476-8779

Auctioneer: Carl Montgomery (615) 589-0078

DIRECTIONS TO AUCTION LOCATION (Tim's Ford Bass Club/Winchester Bass Club): From I-24 take Exit 127 approx. 15 miles to right on 41A then continue around town square to N. High St./Phillip Fulmer Pkwy to Winchester City Park on left. **DIRECTIONS TO FARM #1:** From I-24 take Exit 127 U.S. Hwy 64 towards Winchester approx. 11 miles to right on Hwy 41A, to right on Dinah Shore Blvd. to left on Bible Crossing follow to farm. **DIRECTIONS TO FARM #2:** From I-24 take Exit 127 U.S. Hwy 64 towards Winchester approx. 8 miles to right on Gum Creek follow to farm. **Real Estate Terms:** On Location Terms: 5% Buyers Premium added to the final bid price to determine final selling price. 10% down day of sale and balance due at closing. Property information believed to be accurate but not guaranteed. Buyer should independently verify all information prior to bidding. Announcements made day of sale take precedence over any previous advertising. See website for full online terms. Selling for the Hawkersmith Family.