

# Court Ordered Auction

**Saturday April 6, 2019 at 10:30AM**

*Former Property of Fred J. Davis*

**126 & 204 Sweet Gum Dr. Gate City, VA 24251**

*4 Parcels of Land to be Sold at 204 Sweet Gum Dr. Gate City, VA 24251*

**Parcels to be Sold:** Tax Map No. 121 A 35 (Deed Book 320, Page 444 – 21.50 acres +/-), Tax Map No. 121 A 50 (Deed Book 435, Page 669 – 19.50 acres +/-), Tax Map No. 142 A 32A (Deed Book 359, Page 868 – 34.00 acres +/-), Tax Map No. 142 A 42B (Deed Book 228, Page 220 – 0.69 acres +/-)

\*Acreages are derived from tax records and therefore may not be an accurate representation of the actual acreage of the properties

**Auctioneers Note:** These properties are situated in the Daniel Boone Community of Scott County, VA. The properties are mostly wooded with potential timber value. They are also located off of US Hwy 23 and only 15-20 minutes from Kingsport, TN and/or Duffield, VA. So plan to be with us on April 6<sup>th</sup> 2019 at 10:30 AM.

**Terms:** 10% down on sale day and balance at closing within 30 calendar days after the approval by the Scott County Circuit Court. The properties are being sold by the deed and not by the acre. Also they are being sold as is with no warranties. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. **No Buyer's Premium will be charged on the Real Estate.**

**Directions to Property:** From the intersection of Old US Hwy 23 and (4-Lane) US Hwy 23 at the western end of Gate City, VA, take (4-Lane) US Hwy 23, go 5.2 miles towards Duffield, turn right on Scotch Pine Dr, then left on Sweet Gum Dr, property on right. **WATCH FOR SIGNS!!!**

*Information will be in information box on property.*

*You can view the land at your leisure.*

*Sale Conducted for Special Commissioner Thomas W. Baker By:*

**Tom Hilton Auctioneers**

**276-479-2160 or 423-677-0212 [www.tomhiltonauctioneers.com](http://www.tomhiltonauctioneers.com)**

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Announcements day of sale take precedence over printed material.