

BANK ORDERED AUCTION

THURSDAY, DECEMBER 3rd * 2:00 PM

3329 AVOCA RD * BRISTOL, TN 37620

930 FT. ROAD FRONTAGE +/-

REMEMBER THIS
IS A
THURSDAY
AUCTION

5.1 ACRES +/-

930 FT. ROAD FRONT



DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS PRIME LOCATION * THIS NICE 5.1 ACRE +/- TRACT HAS EXTENSIVE ROAD FRONTAGE ON AVOCA ROAD (930 FT +/-) AND ADJOINS THE CEDARS GOLF COURSE * PROPERTY IS LOCATED IN ONE OF THE MOST DESIRABLE SCHOOL DISTRICTS IN THE STATE OF TENNESSEE AND IS READY FOR FUTURE USE AND DEVELOPMENT, GIVING THE NEW OWNERS THE OPPORTUNITY OF A LIFETIME * TAX ID # 053 003.10 *

DIRECTIONS: FROM VOLUNTEER PARKWAY TURN ONTO AVOCA ROAD AT OAKLEY COOK * PROPERTY ON RIGHT, SEE SIGN *

VIEWING: PROPERTY IS OPEN FOR VIEWING * AUCTION COMPANY WILL BE ON SITE 1 HOUR PRIOR TO SALE ON DAY OF AUCTION OR DRIVE BY AT YOUR CONVENIENCE *

REAL ESTATE TERMS: PROPERTY SOLD "AS IS-WHERE IS" WITH NO WARRANTIES OR REPRESENTATION OF ANY KIND * 10% BUYERS PREMIUM ADDED TO HIGH BID TO DETERMINE THE FINAL CONTRACT PRICE * 10% DOWN ON DAY OF SALE, BALANCE DUE AT CLOSING *



1430 Bluff City Hwy.
Bristol, TN 37620
(423) 573-5000
TN Lic. #6163



906 W. Main St.
Abingdon, VA 24210
276-466-4663
VA Firm #2908 00732

www.BartLongAuctions.com



COMMERCIAL LAND AUCTION

THURSDAY, DECEMBER 3rd * 4:00 PM

3570 HWY 394

BLUFF CITY, TN 37618

REMEMBER THIS
IS A
THURSDAY
AUCTION

5 ACRES +/-

650 FT. ROAD FRONT



THIS NICE 5 ACRE +/- COMMERCIAL TRACT HAS EXTENSIVE ROAD FRONTAGE ON HIGHWAY 394 (650 FT +/-) * PROPERTY IS GRADE READY FOR FUTURE USE AND DEVELOPMENT IN A HIGH VISIBILITY LOCATION WITH A HUGE TRAFFIC COUNT, AS WELL AS LARGE GRAVELED PARKING AREA * THE LOCATION HERE IS AS GOOD AS THEY GET BEING WITHIN SITE OF BRISTOL MOTOR SPEEDWAY NEXT TO THE NEWLY BUILT DOLLAR GENERAL STORE AND IS ON A DIRECT 4 LANE TO INTERSTATE I-81 FOR EASY TRAVEL * PROPERTY IS CONVENIENT TO ALL OF THE TRI-CITIES; THE FUTURE USE AND INVESTMENT HERE WILL BE BIG * TAX ID # 067P D 001.00

DIRECTIONS: PROPERTY IS LOCATED ON HWY 394 BETWEEN BRISTOL AND BLOUNTVILLE (BESIDE DOLLAR GENERAL AND JUST PAST PIT ROW MARKET) * SEE SIGNS *

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