



# AUCTION



**Saturday, July 14, 2018 @ 9:00 A.M.**

**84.1 Acres +/- In 2 Tracts  
Known as the Guy Mathis Farm**

**Patricia Tallent and Guylene Atnip, owners**

Directions: From Hwy. 70 and 53 in Liberty TN, take Hwy 53 (Woodbury Hwy) approximately one mile to Anderson Road on the right turn and go about 278 feet to farm starting on the right, with long road frontage on Anderson Road.



**Tract No. 1** has 7.4 acres +/- with good level sitting and has well casing with concrete pad for water. This tract has good building site.

**Tract No. 2** has 76.7 acres +/- with beautiful building sites with great views. This tract also has a large pond that is over a half acre in size and some good marketable timber with long road frontage on Anderson Road.

**We reserve the right to regroup both tracts.**

**AUCTIONEERS NOTE:** This is a nice farm for livestock and has an abundance of wildlife for good hunting, not to mention good building sites for your dream home and some marketable timber and more young timber growing. This farm is only on the market due to the late Mr. Guy Mathis' daughters heiring this farm and neither of them are farmers and have decided to auction this farm to the highest bidder.

**Note the 9:00AM auction time due to "hot weather"**

**GREAT LOCATION!!!**

**PLAT ON  
BACK**

**Terms:** 15% non refundable down payment day of auction balance due with deed within 45 days.

**Taxes:** Will be prorated for 2018. **Possession:** with deed at closing.

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