

CHANCERY COURT SALE

SATURDAY, JUNE 2, 2012, AT 10:00 A.M.

250 Gene Derrick Road  
Surgoinsville, TN 37873  
(Caney Valley area)

165.51+/- ACRES DIVIDED INTO 8 TRACTS – TO BE OFFERED IN TRACTS  
RANGING IN SIZE FROM 5.07 ACRES+/- TO 43.86 ACRES+/-, GROUPS OF  
TRACTS AND AS A WHOLE

DESCRIPTION: Farmhouse, outbuildings, 2 barns. The tracts will be offered individually and the right is reserved to do smaller groupings first and then group the farm as a whole at the end with a 5% raise. The property has great road frontage for each tract and has beautiful views in any direction of the mountains, pasture and bottom land and most tracts have creek running through them.

DIRECTIONS: From Kingsport and Church Hill take Lynn Garden Drive or North Central Ave (at old Mountaineer) to left on Carter's Valley Rd to right at fork at Tiny Giant Mkt to right on Okolona Rd to left on Stanley Valley Rd to first right on Caney Valley Rd and take left fork all the way to left on Gene Derrick Rd to end. From Rogersville take Stanley Valley Rd to left on Housewright Hollow Rd to right on Caney Valley Rd to right on Gene Derrick Rd.

LEAD-BASED PAINT DISCLOSURE: Prospective buyer has a minimum of 10 days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards or a single family residence built before 1978. The date of the first appearance of this advertisement begins the time period and purchaser will be required to waive the opportunity to conduct any further tests.

TERMS OF SALE: 10% down on the date of sale with the balance due on or before 30 days from date of sale. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security. BID SHALL NOT BE LEFT OPEN.

INTERESTED PARTIES: Farm Credit Services of Mid-America

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTIES. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Clerk & Master/Special Commissioner has undertaken NO inspections, examination or clean up of the subject property.)

\* \* \*

Holly Jaynes, Special Commissioner  
423-272-8150

(Property has been surveyed and divided into tracts. A copy of survey is available.)

\*Announcements made on day of sale take precedence over printed matter.\*