



Professional Group
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 Cell: (423)605-8026
 pam@c21progroup.com

Jay Godsey, Auctioneer
 TAL #5394

**Saturday
 June 27th**

AUCTION

10:02 AM CST

Hidden Falls @ Mt Airy Golf Course

Standard Presort
 U.S. POSTAGE
PAID
 Permit No. 210
 Sweetwater, TN



SALE #1:
**155+/- Acre 18-Hole
 Championship Golf Course**

Hidden Falls @ Mt. Airy is an 18 Hole Championship Golf Course located in the Heart of the Sequatchie Valley. The fairways are planted in Zoysia grass and roughs are Hybrid fescue, while the greens feature the latest in modern bentgrass called SYN-3 or "Crenshaw." Located for easy access throughout Southeast Tennessee, this 155+/- acre golf course has unsurpassed beauty and character with abundant water supply from lakes and streams. The facility includes a 6800 yard championship 18-hole golf course with water and other challenges waiting for the professional and low handicap amateur, yet playable and enjoyable for the beginner with all holes having at least four tee areas. The tee shots from the mountainside 15th and 18th tees are as scenic and breathtaking as they are demanding to play.



SALE #1:
 155+/- Acre 18-Hole
 Championship Golf Course

SALE #2 - ABSOLUTE:
 43 Golf Course Lots
 20+/- Acres Blue Sewanee Rd.
 138+/- Acres Joining Golf Course

AUCTION

Saturday • June 27th

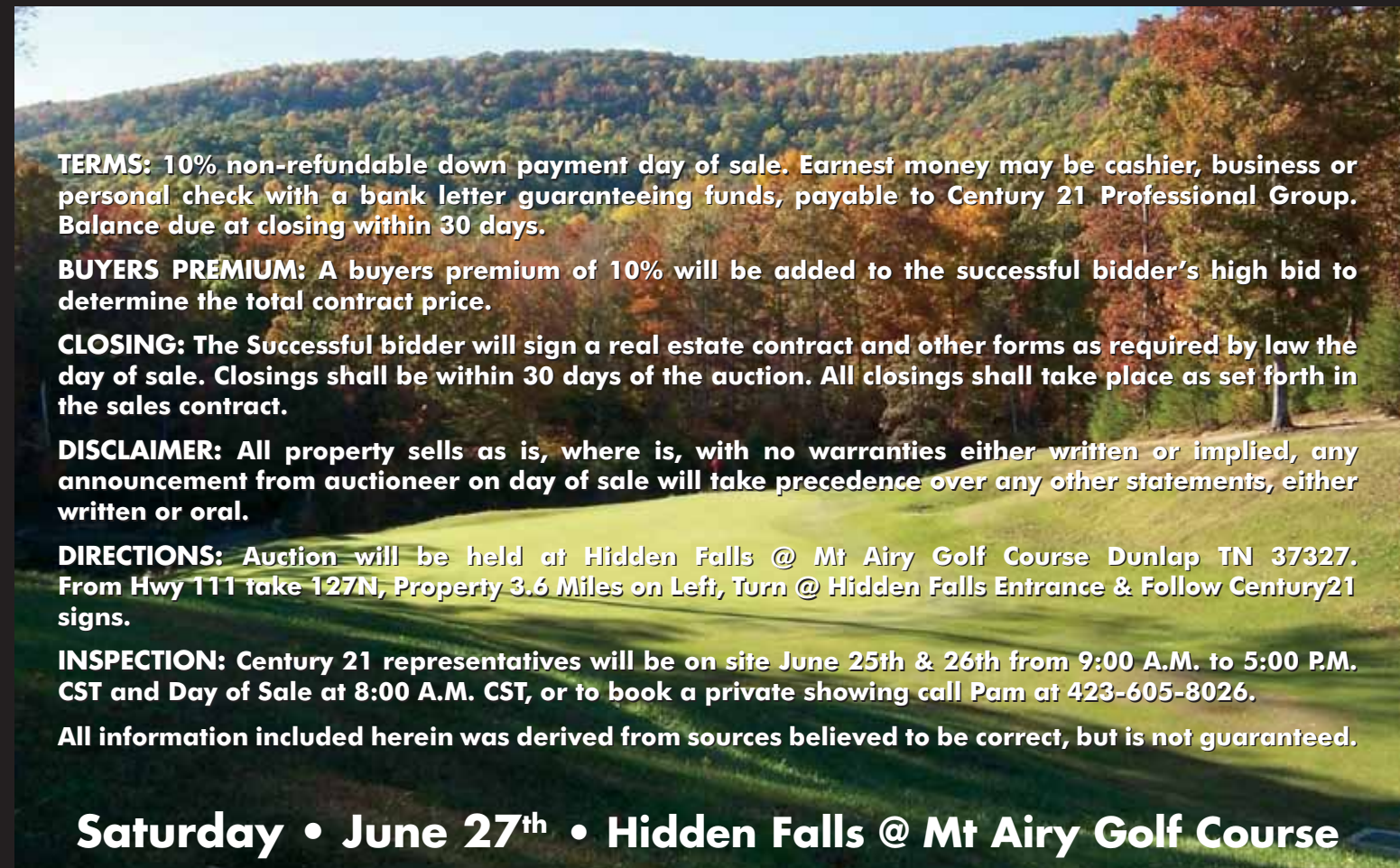
10:02 AM CST

Hidden Falls @ Mt Airy Golf Course

Selling in Tracts, Combinations or As a Whole!

Rain or Shine Under The Big Tent.
Don't miss your chance to buy valuable real estate at your price.

Outstanding Investment Opportunity Call Today for Private Showing.



TERMS: 10% non-refundable down payment day of sale. Earnest money may be cashier, business or personal check with a bank letter guaranteeing funds, payable to Century 21 Professional Group. Balance due at closing within 30 days.

BUYERS PREMIUM: A buyers premium of 10% will be added to the successful bidder's high bid to determine the total contract price.

CLOSING: The Successful bidder will sign a real estate contract and other forms as required by law the day of sale. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.

DISCLAIMER: All property sells as is, where is, with no warranties either written or implied, any announcement from auctioneer on day of sale will take precedence over any other statements, either written or oral.

DIRECTIONS: Auction will be held at Hidden Falls @ Mt Airy Golf Course Dunlap TN 37327. From Hwy 111 take 127N, Property 3.6 Miles on Left, Turn @ Hidden Falls Entrance & Follow Century21 signs.

INSPECTION: Century 21 representatives will be on site June 25th & 26th from 9:00 A.M. to 5:00 P.M. CST and Day of Sale at 8:00 A.M. CST, or to book a private showing call Pam at 423-605-8026.

All information included herein was derived from sources believed to be correct, but is not guaranteed.

Saturday • June 27th • Hidden Falls @ Mt Airy Golf Course

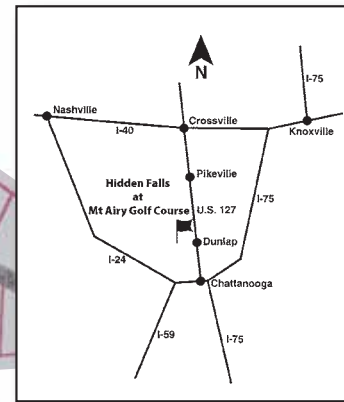
ABSOLUTE AUCTION



SALE #2 - ABSOLUTE:
43 Golf Course Lots
20+/- Acres Blue Sewanee Rd.
138+/- Acres Joining Golf Course



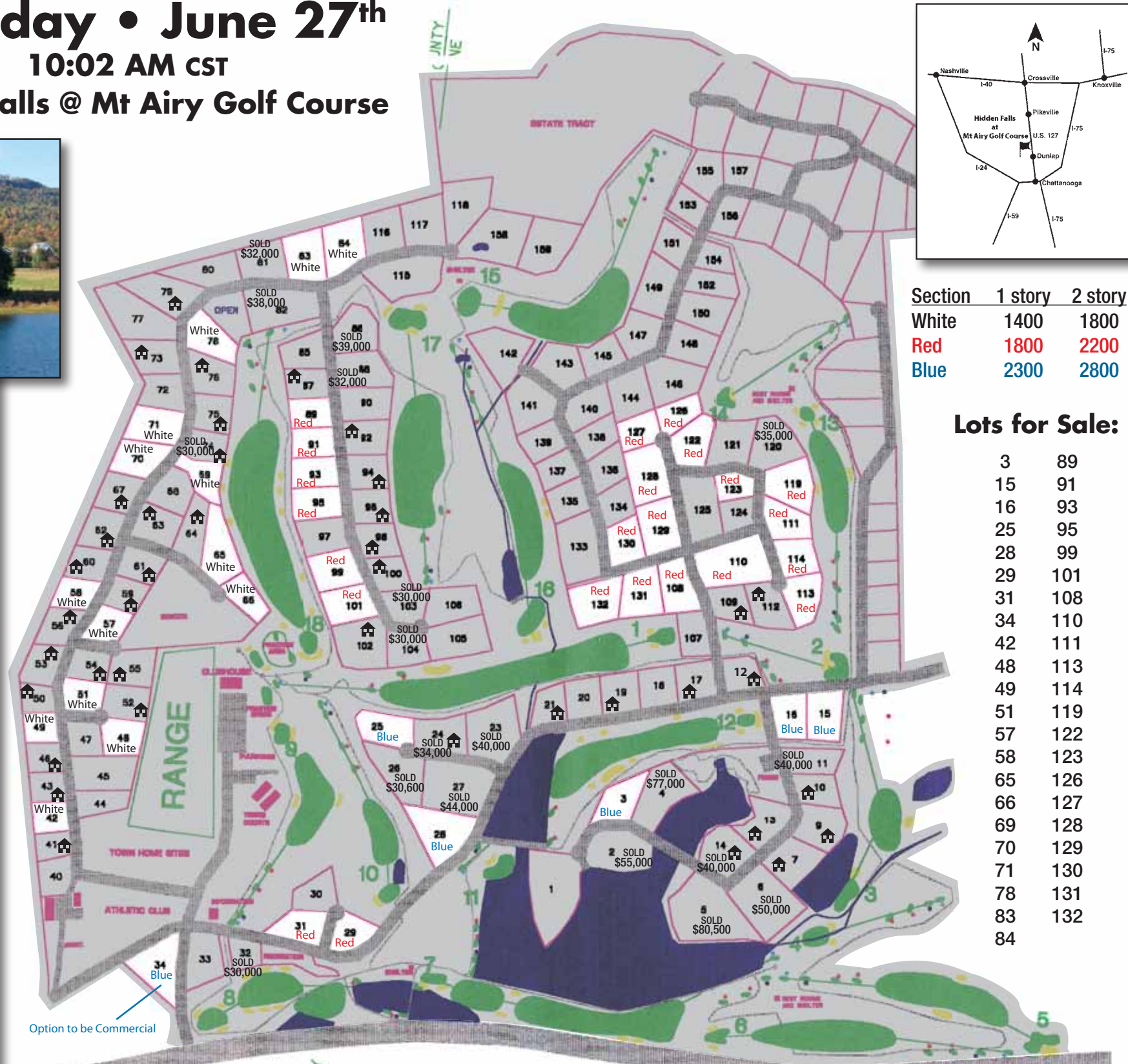
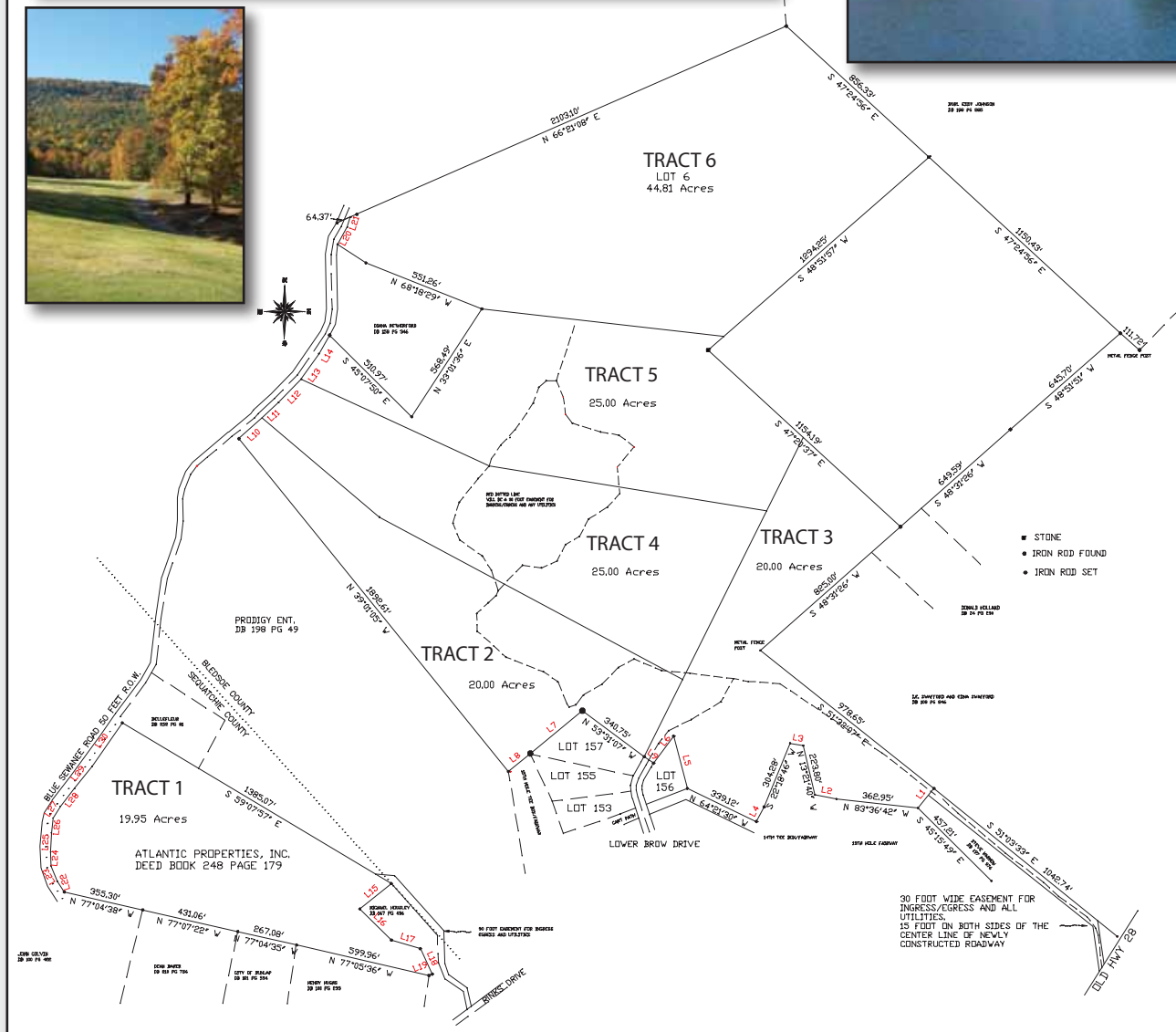
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Hidden Falls @ Mt Airy Golf Course



Section	1 story	2 story
White	1400	1800
Red	1800	2200
Blue	2300	2800

Lots for Sale:

- 3 89
- 15 91
- 16 93
- 25 95
- 28 99
- 29 101
- 31 108
- 34 110
- 42 111
- 48 113
- 49 114
- 51 119
- 57 122
- 58 123
- 65 126
- 66 127
- 69 128
- 70 129
- 71 130
- 78 131
- 83 132
- 84



Option to be Commercial



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 www.e-farmcredit.com

Farm Credit Services
 OF MID-AMERICA

TO DUNLAP

COUNTY LINE HIGHWAY 127

TO PIKEVILLE