

Name: 4264 Old Asheville Highway Flag Pond, TN 37657-2162

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction Only

Dates: Bidding set to end October 1, 2022, 7:00 PM EST Soft Close Auction

Preview Dates September 1, 2022- October 1, 2022

Closing Date: Winning Bidder will receive an email from Joey Haun with all information.

**Location: Online Only Auction
Bean Station, TN 37708**

Buyer's Premium: 10% and 1% Internet Fee added to Bid Price

East Tennessee Land Auction Unicoi County

This forty acres +/- is offered by online only auction. The property is unrestricted with an abundance of state highway frontage.

The property has power, and city water and septic hookups are already in place for six motorhomes and camper hookups. Additionally, a road is established into the property for additional building sites. Finally, the property is on the Green Belt program for cheaper property taxes.

This property adjoins Lamar Alexander Rocky Fork State Park, which consists of over two thousand acres and is adjacent to the Cherokee National Forest and South Indian Creek.

https://en.wikipedia.org/wiki/Lamar_Alexander_Rocky_Fork_State_Park

This property is convenient for water activities, such as canoeing, white water rafting, and trout fishing. In addition, Wolf Laurel is available for snow skiing and tubing in the winter months. Bristol Motor Speedway, Erwin, Johnson City, and Asheville, North Carolina, is less than an hour's drive.

There is a thirty-foot camper that is conveying with the property.

Location: Latitude 36.043832, Longitude -82.544066

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special

This property is selling per the completion of a survey and will be sold per the survey.

Homeowner Association Fees 0.00

2021 Yearly Property Taxes are 146.26

FL# 5167

