



201+/- ACRES • 7 TRACTS
BIDDING ENDS THURSDAY, FEB. 10, 3PM

**Pendergrass Road
Byrdstown, TN**

ONLINE 
Auction



Located just outside the city limits of Byrdstown, TN on Pendergrass Road, this 201+/- acres offers multiple home building sites with a birds-eye view of Pickett County. Aside from the mountain views, this unrestricted property has nearly 40 acres of open ground with the remainder in woodland that is perfect for recreation and hunting. Just 3 miles to Sunset Marina and Dale Hollow Lake. Selling by new survey and being offered in 7 tracts.

TRACT 1: 56.92+- ACRES ▪ TRACT 2: 21.55+- ACRES ▪ TRACT 3: 35.08+- ACRES ▪ TRACT 4: 46.03+- ACRES
TRACT 5: 26.07+- ACRES ▪ TRACT 6: 5.82+- ACRES ▪ TRACT 7: 10.01+- ACRES

TERMS: All property in this auction sells "As is, Where is" having given the right to bidders to inspect prior to bidding. No Warranties or Guarantees. Buyers to place a 15% deposit with the balance due on or before 45 days. 10% buyers premium. 2022 taxes will be prorated to the date of closing. ALL BIDDING TAKES PLACE ONLINE.



CROSS ROADS
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FOR MORE DETAILS CALL CLINT CONNER, BROKER/AUCTIONEER AT (931) 644-7149

TO REGISTER AND BID VISIT

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