

MACON COUNTY - LANGFORD ROAD RED BOILING SPRINGS, TN

**92.22 Acres Selling In Only 3 Tracts - Walnut Shade Area
Barn - Pond - Creek - Fenced
Excellent Bank Terms!**



Choice Tracts

SATURDAY APRIL 24TH - 10:00 A.M.



Excellent Cattle Farm

LOCATION: From Red Boiling Springs take Hwy 56 towards Gamaliel, go approx. 6 miles turn left onto Winklers Rd, left onto Powell Rd, left onto Langford Rd and see auction signs on property on right.

REAL ESTATE: Consists of 92.22 surveyed acres that will be selling in just 3 tracts - 30x100 barn - pond - creek frontage - fenced and cross fenced - well - 2 livestock waterers!

TRACTS WILL RANGE IN SIZE AS FOLLOWS:

Tract #1: 17.22 acres 1105' of road frontage pond

Tract #2: 58.23 acres 380' of road frontage barn-creek frontage

Tract #3 16.72 acres 103' of road frontage creek frontage

NOTE FROM THE AGENT: If you are looking for a beautiful tract of land to build or farm THIS IS IT!! It lays level to rolling. Improved with a 30 x 100 barn, it's fenced and cross fenced for livestock and it also has a well and 2 livestock waterers installed. City water is also available. Small pond and some creek frontage to play in. This property is mostly in grass with some wooded areas. Located in a gorgeous farming community. Be in the country and enjoy some peace and quiet!!

TERMS: 15% down the day of the auction and pay the balance with the deed. However, Macon Bank & Trust is offering the following terms. Pay a total of 20% down, balance payable over 10 to 15 years (bank's discretion). Interest rate 4.75% & to readjust each 3 years thereafter with banks interest rate. Call Auction Agent for more Info.

AT AUCTION

GENE CARMAN
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Announcements made day of sale take precedence over all advertising
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AUCTION AGENT: GENE CARMAN III: 615-633-1323

**AUCTIONEERS: MATTHEW & DARRELL CARMAN,
JERRY MCCLARD & WESLEY ANDERSON**

FOR MORE INFO CALL 615-666-2783

www.carmanrealestate.com

FREE

\$25.00

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