

PUBLIC AUCTION - LAKE FRONT

SATURDAY * APRIL 14 * 10:00 A. M.

Clydeton Boat Dock / (2) 2 Acre Tracts, 1 With Community Well, Income Producing, Has Building Sites / 1 Lake View Lot / 4 Partially Furnished Houses Adjoining TVA Boundary & Beautiful Kentucky Lake View!

Waverly, Humphreys County, TN

SELLING SEPARATELY!

Directions: From Hunt's Outdoors just off the Waverly bypass, turn right on N. Clydeton Rd. Go approx. 10 1/2 miles to Clydeton Dock. Follow auction signs and arrows.



Brick & Frame House, Lake Front



Wood Siding House, Lake Front



20 x 40 Floating Convenience Store



2 Acres With Well, Lake View



2 Acres Fronting Bluff Point Lane



Lake Front Cottage With Front Deck



Lake View Lot



Concrete Boat Ramp



Brick & Frame House, Lake Front

Real Estate

- Improvement # 1** consists of a brick and frame dwelling having approx. 1,000 S/F of living area with 2 bedrooms, 1 bath, and is being sold partially furnished. It has a 240 S/F front porch with a beautiful view of KY Lake adjoining the TVA boundary.
- Improvement # 2** consists of a approx. 1,100 S/F brick and frame house with 3 bedrooms, 1 1/2 baths and is partially furnished. It has a front deck with a beautiful view of KY Lake adjoining the TVA boundary.
- Improvement # 3** consists of a wood siding house that has 832 S/F of living area on the main level, partially furnished, and has a back patio and concrete drive. There is a 10 x 12 detached storage building. It has 2 bedrooms and 1 bath w/shower. The lower level has previously been used for an office. It has approx 460 S/F and has a half bath. This area could very easily be utilized as a small cottage or apartment.
- Improvement # 4** consists of approx. 675 S/F brick and frame dwelling w/screened-in porch on the front. It has a beautiful view of KY Lake adjoining the TVA boundary. It has 2 bedrooms and 1 bath and is partially furnished. All 4 of the above mentioned dwellings front Clydeton Road just across from Clydeton Boat Dock.
- Improvement # 5** consists of approx. 2 acres fronting Highland Lane & Trails End Lane. It has large timber, some building sites and has a well at the top of the hill which now furnishes water for 28 residences in the immediate area and pay approx. \$20 per month.
- Improvement # 6** consists of approx. 2 acres adjoining the TVA boundary and fronts Bluff Point Lane. It has some large timber and building site in the hollow.
- Improvement # 7** consists of a lake view lot that is less than 1 acre. It is located just off Bluff Point Lane. Also being sold is a 20 x 40 floating convenience store and the possible opportunity to rebuild Clydeton Resort.

Personal Property

- 1000 gal. Steel Fuel Tank
- 24' Lowe Pontoon, 60 hp Johnson Motor (Needs Work)
- (4) Alumacraft 14 ft. Fishing Boats
- (2) Budwiser Neon Signs / Cash Register
- Shallow Well Pump & Pressure Tank
- Variety of Misc. Store Stock / Compact Deep Freeze
- Misc. Fishing Supplies / (2) Bennett Fuel Dispensers
- Misc. Floating Docks & Walk Platforms (60ft.)
- With Encased Form Floatation
- 30,000 BTU Propane Wall Heater
- (2) 14 ft. Fiberglass Canoes
- 16 ft. Ebbtide Runabout, 70 hp Johnson
- Very Old 5 hp Wizard Outboard Motor.
- By Mercury / Stainless Steel Cleaning Table
- (2) True Upright Glass Door Refrigerators
- Microwave / 100 bag Ice Storage Freezer
- (3) Metal Walk Ways (Light Weight)
- Old Elm Hill Wall Clock / Wicker Chair
- Bunn Coffee Maker / Sm. Drafting Table
- Artists Supplies, Paint Brushes, Easel, Etc.

Many Other Items Too Numerous To Mention!

Terms: Real Estate: 10% deposit day of sale; balance on or before 30 days.
Personal Property: Cash or good check sale day.

Due to health reasons, Mr. & Mrs. Bob Lee have chosen to sell this property at public auction.

For further information or inspection prior to sale date, contact **Kenneth C. Dreaden**, Auctioneer & Agent, or **Betty Himes**, Real Estate Agent, at (931) 296-2766.

See Website!

www.bcollier-realtyauction.com

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TN Firm License No. 133

