

MULTI-PROPERTY AUCTION

*Monday September 19th & Tuesday September 20th at 6 p.m.
Sale Site: 6148 Lee Highway – Chattanooga, TN 37421*

OVER 60 PROPERTIES TO SELL AT AUCTION

- Located throughout Hamilton,
Walker and Catoosa Counties***
- Residential Properties***
- Commercial Properties***
- Vacant Residential Land***
- Vacant Commercial Land***

GlascocAuction.com

Henry B. Glascoc Company
GlascocAuction.com

Call for more information:

Henry Glascoc 423-825-0049 / 423-991-7221

Wendy Elliott 423-825-0049 / 386-481-8439

10% Buyers Premium - GA LIC # AU003069 - TNAL# 4513

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Greetings from Henry Glascock

To: Prospective Bidders
From: Henry B. Glascock
Subject: Multi-Property Auction
Hamilton, Walker and Catoosa Counties

This property information package has been prepared to assist you in your pre-auction due diligence. Please carefully review the disclaimer and the auction terms.

We encourage and invite you to attend. Please call us with any questions, perform your due diligence and plan to attend this important auction event, ready to buy at your price.

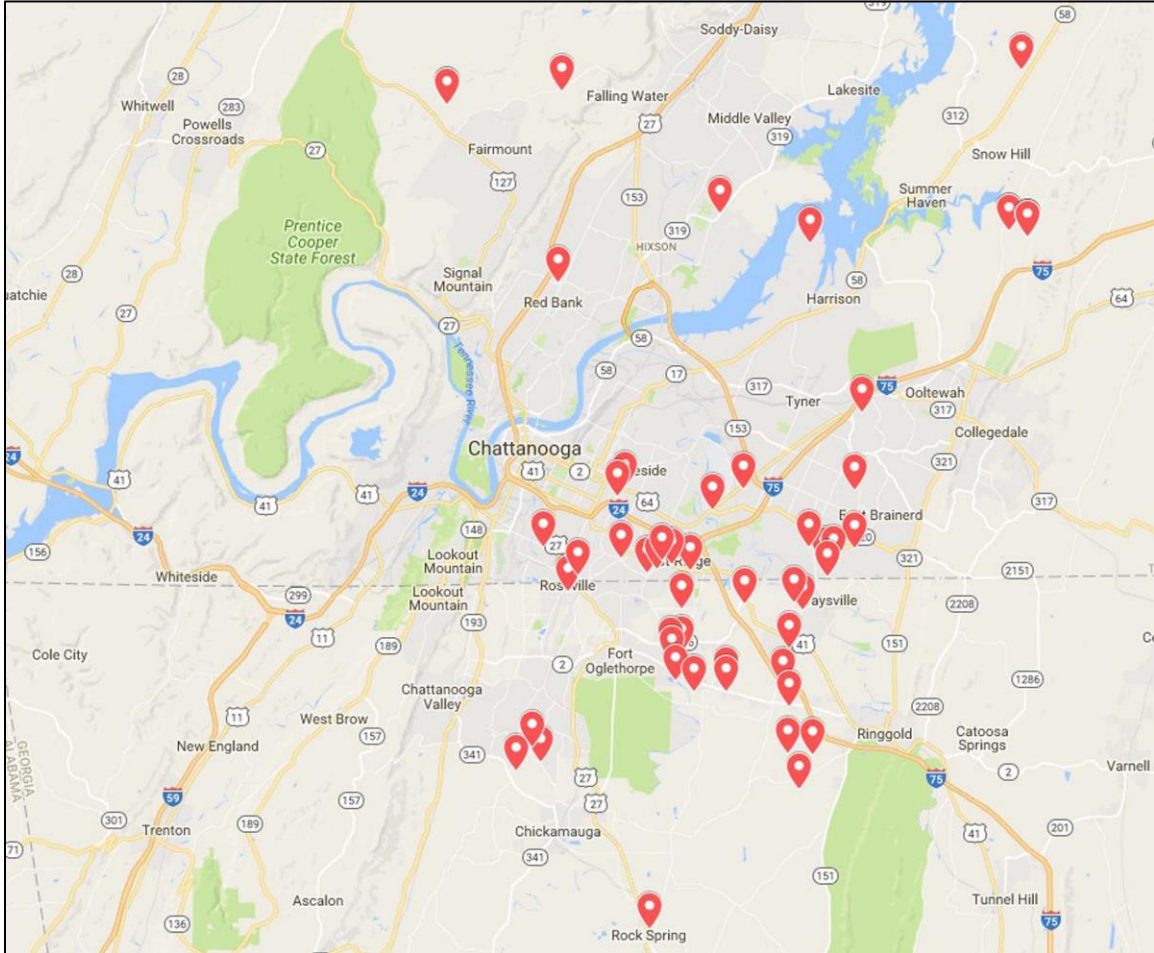
Sincerely,





Henry B. Glascock
Henry B. Glascock Company
TNAL# 4513, GA LIC# AU003069



Location Map

The map below depicts the location of all Auction Properties with the exception of R-26 (located in Spring City, TN) and ST-13 (located in Toccoa, GA).







Property Descriptions

C-1	
Auction #	C-1
Address	Catoosa
County	0025C-015
Parcel ID	Residential Vacant Lot
Use	
Rent/Month	
Size (sq ft)	
Land Size	0.5 ac
Comments	Lot 13 Trailwood Estates aka 46 Poplar Circle, Ringgold, GA 30736
W-2	
Auction #	W-2
Address	211 Wilson Street, Rossville, GA 30741
County	Walker
Parcel ID	2003 081
Use	Single Family Residence
Rent/Month	\$500
Size (sq ft)	1,144 sf
Land Size	42 X 135
Comments	2BR, 1BA



W-3	
Auction #	W-3
Address	209 Wilson Street, Rossville, GA 30741
County	Walker
Parcel ID	2003 082
Use	Single Family Residence
Rent/Month	\$500
Size (sq ft)	896 sf
Land Size	42 X 135
Comments	1BR, 1BA
C-4	
Auction #	C-4
Address	306 Farmland Drive, Rossville, GA 30741
County	Catoosa
Parcel ID	0012A-080
Use	Single Family Residence
Rent/Month	\$420
Size (sq ft)	576 sf
Land Size	.44 ac
Comments	Studio, 1 Bath, 180 sf garage, built 1956

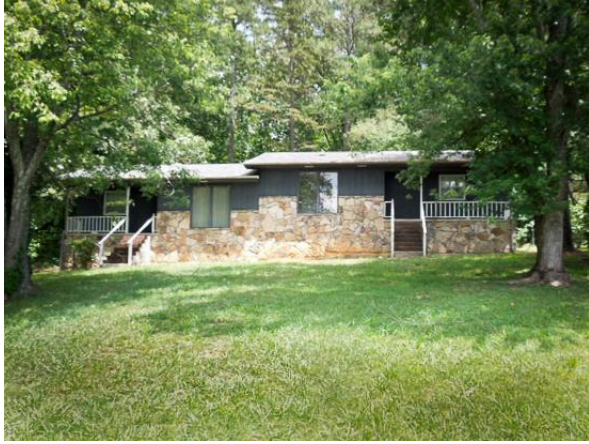

W-5	
Auction #	W-5
Address	312 Chattanooga Street, LaFayette, GA 30728
County	Walker
Parcel ID	1038 058
Use	Commercial
Rent/Month	\$600
Size (sq ft)	2,550
Land Size	74 X 150
Comments	
C-6	
Auction #	C-6
Address	845 US Hwy 41, Ringgold, GA 30736
County	Catoosa
Parcel ID	0019E 035
Use	Commercial Vacant Land
Rent/Month	
Size (sq ft)	
Land Size	3.6 ac
Comments	



W-7	
Auction #	W-7
Address	8426 N. Hwy 27, Rock Springs, GA 30739
County	Walker
Parcel ID	03263 038A/03263 037
Use	Commercial
Rent/Month	Vacant
Size (sq ft)	1,320 sf
Land Size	.34 ac & .18 ac for a total of 0.52 ac
Comments	Service garage, built in 1990
C-8	
Auction #	C-8
Address	391 Dyer Bridge Road, Ringgold, GA 30736
County	Catoosa
Parcel ID	0013B 022
Use	Single Family Residence and Commercial Acreage
Rent/Month	\$600
Size (sq ft)	728 sf
Land Size	3.03 ac
Comments	1BR, 1BA, central heat/air



C-9	
Auction #	C-9
Address	40 Henegar Lane, Rossville, GA 30741
County	Catoosa
Parcel ID	0010C 060
Use	Single Family Residence
Rent/Month	\$750
Size (sq ft)	1,226 sf
Land Size	.25 ac
Comments	1BR, 1BA, 330sf garage, central heat/air, Recently Remodeled
C-10	
Auction #	C-10
Address	1099, 1113, 1139, 1145 Graysville Road, Ringgold, GA 30736
County	Catoosa
Parcel ID	PB-12-89, PB-12-88, PB-12-87, 0034B 001
Use	Mobile Homes
Rent/Month	\$1,200 total
Size (sq ft)	660 sf, 720 sf, 576 sf, 950 sf
Land Size	1 ac +/-
Comments	Mobile homes – 4 total



W-11	
Auction #	W-11
Address	329 Keller Road, Rossville, GA 30741
County	Walker
Parcel ID	0126 012D
Use	Duplex
Rent/Month	\$970 total
Size (sq ft)	2,168 sf
Land Size	2.5 ac
Comments	3BA, built 1993
C-12	
Auction #	C-12
Address	308 Beaver Road, Ft. Oglethorpe, GA 30742
County	Catoosa
Parcel ID	0003C 052
Use	Single Family Residence
Rent/Month	\$750
Size (sq ft)	1,560 sf
Land Size	1.2 ac
Comments	Lot is large enough to subdivide into two lots

ST-13	
Auction #	ST-13
Address	245 Edgewater Trail, Stephens County, GA
County	Stephens
Parcel ID	057B 120
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	.59 ac
Comments	Currahee Golf course frontage!
C-14	
Auction #	C-14
Address	4090 Battlefield Parkway, Ringgold, GA 30736
County	Catoosa
Parcel ID	0013D 057
Use	Commercial Vacant Land
Rent/Month	
Size (sq ft)	
Land Size	1.08 ac
Comments	

C-15	
Auction #	C-15
Address	354 Townsend Circle, Ringgold, GA 30736
County	Catoosa
Parcel ID	0022G 006
Use	Residential Duplex
Rent/Month	\$1,300
Size (sq ft)	1,986 sf
Land Size	.61 ac
Comments	
C-16	
Auction #	C-16
Address	72 Battlefield Circle, Ringgold, GA 30736
County	Catoosa
Parcel ID	0022H 004
Use	Single Family Residence
Rent/Month	\$800
Size (sq ft)	1,500 sf
Land Size	.38 ac
Comments	3BR/2BA, 630 sf garage, Built 1979, new upgrades, new fixtures



<p style="color: red; font-size: 24pt; font-weight: bold;">C-17</p>		
	<p>Auction #</p>	<p>C-17</p>
	<p>Address</p>	<p>1173 Baggett Road, Ringgold, GA 30736</p>
	<p>County</p>	<p>Catoosa</p>
	<p>Parcel ID</p>	<p>0024 0083</p>
	<p>Use</p>	<p>Single Family Residence and Duplex and Additional Development Land</p>
	<p>Rent/Month</p>	<p>\$1,500</p>
	<p>Size (sq ft)</p>	<p>Single Family = 1,056 sf / Duplex = 1,320 sf</p>
	<p>Land Size</p>	<p>6.10 ac</p>
	<p>Comments</p>	<p>Lot large enough for additional development</p>
<p style="color: red; font-size: 24pt; font-weight: bold;">W-18</p>		
	<p>Auction #</p>	<p>W-18</p>
	<p>Address</p>	<p>34 Johnson Road, Chickamauga, GA 30707</p>
	<p>County</p>	<p>Walker</p>
	<p>Parcel ID</p>	<p>0144 085</p>
	<p>Use</p>	<p>1 Single Family Residence, 2 duplexes</p>
	<p>Rent/Month</p>	<p>2,465 total</p>
	<p>Size (sq ft)</p>	<p>Res - 1,912 sf; Duplex - 1,975 sf; Duplex - 1,978 sf</p>
	<p>Land Size</p>	<p>2.70 ac</p>
	<p>Comments</p>	<p>Central Heat & Air</p>



C-19	
Auction #	C-19
Address	561 Beaver Road, Ft. Oglethorpe, GA 30742
County	Catoosa
Parcel ID	0012C 017
Use	Single Family Residence and Additional Development Land
Rent/Month	\$650
Size (sq ft)	1,542 sf
Land Size	7.94 ac
Comments	
C-20	
Auction #	C-20
Address	1098 Lakeshore Drive, Ft. Oglethorpe, GA 30742
County	Catoosa
Parcel ID	0013A 002
Use	Residential Vacant Land
Rent/Month	
Size (sq ft)	
Land Size	26.44 ac
Comments	



W-21	
Auction #	W-21
Address	902 Crest Drive, Chickamauga, GA 30707
County	Walker
Parcel ID	0143 031
Use	Single Family Residence
Rent/Month	\$800
Size (sq ft)	1,106 sf
Land Size	100 X 155
Comments	3BR/1.5BA, Chloe Chase Meadows Subdivision
C-22	
Auction #	C-22
Address	Dietz Road, Ft. Oglethorpe, GA 30742
County	Catoosa
Parcel ID	0013C 03500-A
Use	Residential Vacant Land
Rent/Month	
Size (sq ft)	
Land Size	18
Comments	Undeveloped land behind Walmart at Battlefield Station on Battlefield Parkway


C-23	
Auction #	C-23
Address	196 Hatfield Drive, Ringgold, GA 30736
County	Catoosa
Parcel ID	0019K 023
Use	Single Family Residence
Rent/Month	\$1,100
Size (sq ft)	1,435 sf
Land Size	.32 ac
Comments	3 Bed, 2 Bath, Built 2007, Central Heat/ Air
C-24	
Auction #	C-24
Address	2929 Hwy 41, Ringgold, GA 30736
County	Catoosa
Parcel ID	0021B 02100-A
Use	Commercial (BBQ restaurant)
Rent/Month	\$1,200
Size (sq ft)	1,080 sf (plus 2 storage bldgs)
Land Size	1.53 ac
Comments	Thatcher Barbeque Restaurant as tenant in good standing

C-25	
Auction #	C-25
Address	163 Cummings Road, Ringgold, GA 30736
County	Catoosa
Parcel ID	0039N 014
Use	Single Family Residence
Rent/Month	\$1,100
Size (sq ft)	1,538 sf
Land Size	0.43 ac
Comments	
R-26	
Auction #	R-26
Address	Dinah Road, Spring City, TN 37381
County	Rhea
Parcel ID	019M C 006
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	75 X 200
Comments	Eden of the Lake Subdivision


H-27	
Auction #	H-27
Address	Seymore Road
County	Hamilton
Parcel ID	072P A 003
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	50 X 185
Comments	
H-28	
Auction #	H-28
Address	9907 Runyan Hills Lane, Ooltewah, TN 37363
County	Hamilton
Parcel ID	077C B 011
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	106 X 206
Comments	

H-29	
Auction #	H-29
Address	Stonehenge Drive, Chattanooga, Tennessee 37421
County	Hamilton
Parcel ID	139E A 027
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	150 X 146
Comments	
H-30A	
Auction #	H-30A
Address	8634 Seven Lakes Drive, Ooltewah, TN 37363
County	Hamilton
Parcel ID	104J D 006
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	60 X 125 or +/- 0.17 ac
Comments	Seven Lakes Subdivision



<h1 style="color: red; margin: 0;">H-30B</h1>	
Auction #	H-30B
Address	8237 Perfect View, Ooltewah, TN 37363
County	Hamilton
Parcel ID	104K D 015
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	+/- 0.3 ac
Land Size	87.46 X 132
Comments	Seven Lakes Subdivision
<h1 style="color: red; margin: 0;">H-30C</h1>	
Auction #	H-30C
Address	8254 Perfect View, Ooltewah, TN 37363
County	Hamilton
Parcel ID	104K D 017
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	+/- 4.023 ac
Comments	Seven Lakes Subdivision

H-30D	
Auction #	H-30D
Address	8249 Perfect View, Ooltewah, TN 37363
County	Hamilton
Parcel ID	104K D 016
Use	Residential Vacant Lot
Rent/Month	
Size (sq ft)	
Land Size	+/- 4.089 ac
Comments	Seven Lakes Subdivision

PROPERTIES CONTINUED ON NEXT PAGE


H-31	
Auction #	H-31
Address	3305 E. 44th Street, Chattanooga, TN 37407
County	Hamilton
Parcel ID	1680 M 009
Use	Single Family Residence
Rent/Month	\$500
Size (sq ft)	904 sf
Land Size	60 X 219
Comments	Built 1930
H-32	
Auction #	H-32
Address	3814 Kingwood Circle, Chattanooga, TN 37412
County	Hamilton
Parcel ID	168E F 017
Use	Single Family Residence
Rent/Month	\$625
Size (sq ft)	790 sf
Land Size	60 X 215
Comments	Built 1947

H-33	
Auction #	H-33
Address	4500 Pontiac Drive, Chattanooga, TN 37412
County	Hamilton
Parcel ID	169I M 019
Use	Single Family Residence
Rent/Month	\$625
Size (sq ft)	1,299 sf
Land Size	100 X 150
Comments	Built 1930
H-34	
Auction #	H-34
Address	5311 Spriggs St
County	Hamilton
Parcel ID	169J C 026
Use	Single Family Residence, 3 Buildings
Rent/Month	
Size (sq ft)	3,131
Land Size	100 x 125
Comments	

H-35	
Auction #	H-35
Address	5943 Rainbow Springs Drive, Chattanooga, TN 37416
County	Hamilton
Parcel ID	102P F 010
Use	Residential Vacant Land - 3 Condo Lots
Rent/Month	
Size (sq ft)	
Land Size	3.0 ac
Comments	Golf Course Frontage
H-36	
Auction #	H-36
Address	8318 Iris Road, Chattanooga, Tn 37421
County	Hamilton
Parcel ID	171J A 034
Use	Single Family Residence
Rent/Month	Vacant
Size (sq ft)	1,388 sf
Land Size	175 X 435
Comments	3 BR, 2 BA, 3 Bay Garage, Hardwood Floors

H-37	
Auction #	H-37
Address	201 Morrison Springs Drive, Chattanooga, TN 37415
County	Hamilton
Parcel ID	109I B 021
Use	Single Family Residence
Rent/Month	Vacant
Size (sq ft)	2,304 sf
Land Size	171 X 121
Comments	3 Bed, 2.5 Bath, Built 1989
H-38	
Auction #	H-38
Address	999 Julian Road, Chattanooga, TN 37421
County	Hamilton
Parcel ID	171A C 002
Use	Single Family Residence
Rent/Month	Vacant
Size (sq ft)	1,630 sf
Land Size	75 X 97
Comments	Carport, Built in 1953

H-39	
Auction #	H-39
Address	203 Brently Woods Drive, Chattanooga, TN 37421
County	Hamilton
Parcel ID	171C F 001
Use	Single Family Residence
Rent/Month	\$1,150
Size (sq ft)	1,413 sf
Land Size	55 X 104.16
Comments	Built in 1996
H-40	
Auction #	H-40
Address	12 N. Seminole Drive, Chattanooga, TN 37411
County	Hamilton
Parcel ID	146M M 034
Use	Triplex
Rent/Month	\$1,600
Size (sq ft)	2,816 sf
Land Size	83 X 141
Comments	

H-41	PHOTO COMING SOON
Auction #	H-41
Address	5900 Ringgold Road, Chattanooga, TN 37412
County	Hamilton
Parcel ID	169K N 002
Use	Service Station
Rent/Month	\$2,500
Size (sq ft)	1,848 sf
Land Size	.32 ac
Comments	Elmores Service Garage
H-42	
Auction #	H-42
Address	8743 Winterberry Lane, Chattanooga, TN 37421
County	Hamilton
Parcel ID	171J F 043
Use	Single Family Residence
Rent/Month	\$1,000
Size (sq ft)	1,771 sf
Land Size	75 X 123
Comments	3BR, 2BA, Built 1999, Attached Garage

H-43	
Auction #	H-43
Address	236 Sherwood Avenue, Chattanooga, TN 37404
County	Hamilton
Parcel ID	156D F 009
Use	Single Family Residence
Rent/Month	\$1,040
Size (sq ft)	1,903 sf
Land Size	82 X 205
Comments	3BR, 2BA, Built 2004, Views of the valley
H-44	
Auction #	H-44
Address	8412 Brandermill Lane, Chattanooga, TN 37421
County	Hamilton
Parcel ID	149N A 069
Use	Single Family Residence
Rent/Month	\$1,500
Size (sq ft)	2,798 sf
Land Size	80 X 116
Comments	5 Bedroom, 3 Bath, Built 1988

H-45	
Auction #	H-45
Address	723 Windrush Loop, Chattanooga, TN 37421
County	Hamilton
Parcel ID	1710 B 016
Use	Single Family Residence
Rent/Month	\$1,200
Size (sq ft)	1,885 sf
Land Size	179 X 114
Comments	Built in 2011, 3BR, 2BA
H-46	
Auction #	H-46
Address	6171 Tuscany Place, Chattanooga, TN 37343
County	Hamilton
Parcel ID	101H B 003
Use	Single Family Residence
Rent/Month	\$1,211
Size (sq ft)	2,802 sf
Land Size	89 X 107
Comments	

S-47A	
Auction #	S-47A
Address	12 Fawn Trail, Signal Mtn., TN 37377
County	Sequatchie
Parcel ID	092D A 005
Use	Single Family Residence
Rent/Month	
Size (sq ft)	1,125 sf
Land Size	112 x 152; 110 x 180
Comments	
S-47B	
Auction #	S-47B
Address	494 Miller Road, Signal Mtn., TN 37377
County	Sequatchie
Parcel ID	092D A 006
Use	Single Family Residence
Rent/Month	
Size (sq ft)	3,200 sf
Land Size	180 X 150 x 160 X 150
Comments	

H-48	
Auction #	H-48
Address	5987 Brainerd Road, Chattanooga, TN 37421
County	Hamilton
Parcel ID	171B B 009.02
Use	Commercial
Rent/Month	\$2,500
Size (sq ft)	1,724 sf
Land Size	.27 ac
Comments	Island Liquors – active lease
H-49	
Auction #	H-49
Address	5510 Ringgold Road, Chattanooga, TN 37412
County	Hamilton
Parcel ID	169J H 018
Use	Commercial Vacant Land
Rent/Month	
Size (sq ft)	
Land Size	+/- 0.85 ac
Comments	On corner with traffic light for ingress and egress

H-50	
Auction #	H-50
Address	1222 E. 38th Street, Chattanooga, TN 37407
County	Hamilton
Parcel ID	167D F 011
Use	Commercial, light manufacturing
Rent/Month	Vacant
Size (sq ft)	35,000 + sf
Land Size	+/- 1.7 ac
Comments	18 Ft Ceiling, 3 Doc Doors, 4 Executive offices, 4 workstations
H-51	
Auction #	H-51
Address	5312 Ringgold Road, Chattanooga, TN 37412
County	Hamilton
Parcel ID	169J A 022
Use	Commercial
Rent/Month	Vacant
Size (sq ft)	15,000 +/- sf
Land Size	1.01 ac
Comments	East Ridge Border money, 43 Parking spaces, 2 story all brick building and great location with road frontage.

H-52	
Auction #	H-52
Address	6148 Lee Highway, Chattanooga, TN 37421
County	Hamilton
Parcel ID	1480 C 001
Use	Office/Commercial
Rent/Month	
Size (sq ft)	57,112 sf
Land Size	3.98 ac
Comments	Fully leased, sale/lease back guarantee
C-53	
Auction #	C-53
Address	199 KOA Blvd, Ringgold, GA 30736
County	Catoosa
Parcel ID	0037C001
Use	Commercial
Rent/Month	
Size (sq ft)	
Land Size	25.3 ac
Comments	Battlefield Campground & RV Park – www.BattlefieldRVPark.com

Frequently Asked Questions

Q. Will there be any liens, back property taxes or past debts on the property when I purchase?
A. The property will be sold free and clear of any liens, back property taxes or past debts. Current property taxes will be prorated to date of closing. Purchaser must buy title insurance to insure clear title at closing.

Q. How much earnest money is due on Auction day?
A. Twenty percent (20%) of the purchase price is due (personal check or otherwise) on auction day on all properties with a high bid below \$500,000 and will be credited to the purchase price at closing. Bids over \$500,000 require an earnest money deposit of 10%. As an example:

High bid of		\$1,000
Buyer's premium	<u>\$ 100</u>	
Purchase price		\$1,100
Earnest money (20%)	<u>\$ 220</u>	
Balance due in 30 days	\$ 880	

Q. What other expenses will the buyer have at closing?
A. The cost to record the deed plus the transfer taxes based on the purchase price. Also, the cost of title insurance and any Purchaser's closing fees or property tax pro-rations. Purchaser pays the cost of surveying their tract(s), with the cost of surveying intermediate lines being split with adjacent property owners (if property sells divided) at the rate of \$0.95 per linear foot.

Q. Is there a minimum bid required?
A. No. This an absolute auction. There is no reserve price. The property will sell to the highest bidder regardless of price.

Q. Is electricity and water available at the property?
A. Yes. Electric power is available on North Moore Road, Highway 157 and Rock Bluff Road. North Moore Road has a 3" water line and Highway 157 is improved with an 8" water line. Rock Bluff Road has a 2" line. The water lines on North Moore and Rock Bluf Roads are suitable for domestic use only. Power and water must be brought into all tracts not presently served at Buyers expense.

Q. Who will maintain the private roads leading to the various tracts?
A. A property owner's association will be created on or before date of closing and will administer the road and utility fees by an elected board of directors. All private roads shall have a 50 foot wide easement for future road and utility construction, if needed. An undivided interest in a 50 foot wide fee simple strip shall be conveyed to Tracts 10, 12, 13 and 14 for access and utilities (see Plat).

Q. When is the closing?
A. On or before 45 days after the auction with The Title Guaranty & Trust Company of Chattanooga (423)266-5751. Seller has the option to extend the closing date.

Q. Are there any deed restrictions?
A. Yes, see attached restrictions.

Q. Can individual tracts be subdivided into smaller tracts at a later date?
A. No

AUCTION METHOD

Round 1: High Bidders Choice, by the Tract. Bidders will be bidding for the right to select any tract for their high bid. We will continue this method until all tracts are sold.

Round 2: Combinations of Contiguous Tracts. Anyone can combine two or more contiguous tracts. There will be a 5 percent raise over round one bid on the affected tracts to combine them. Anyone may place a bid in this round, regardless of whether they bid in round one.

Round 3: Offered As a Whole. If desired by any registered bidder, all the tracts on the east side of Highway 157 and then all 3 tracts on the west side of Highway 157 will be combined into one offering. There will be a 5 percent raise over the current total bids on the affected tracts. Anyone may place a bid in this round, regardless of whether they bid in the two previous rounds.

At the end of the auction, a 10% Buyer's Premium will be added to the winning bids and that amount will be the purchase price. Twenty percent (20%) of the purchase price is due (personal check or otherwise) on auction day on all properties with a high bid below \$500,000 and will be credited to the purchase price at closing. Bids over \$500,000 require an earnest money deposit of 10%.

Sample Property Contract

Coming Soon

Auction Terms and Conditions

AUCTION LOCATION: The auction will be held on September 19th and 20th at 6:00 pm at the ‘One Park Place’ property located at 6148 Lee Highway, Chattanooga, TN 37421.

INSPECTION: Please contact Henry Glascock directly at (423) 991-7221 if you wish to inspect property.

BIDDING TERMS: Pay 10% down of the purchase price at the auction by cash, certified funds or personal/business check. Balance will be paid in full at closing to be held on or before Friday November 4th, 2016. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer

AUCTIONEERS AUTHORITY: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

BUYER’S PREMIUM: There is a 10% buyer’s premium will be added to the high bid. Example: For each \$10,000 of bid amount, there will be a \$1,000 buyer’s premium added to arrive at a purchase price of \$11,000.

SPECIAL NOTE 1: Announcements made at the auction will take precedence over previously written matters. The seller and their agents reserve the right to place bids on the properties up to the seller’s reserve unless selling absolute, if desired, at their sole discretion.

SPECIAL NOTE 2: Properties are selling “as-is, where-is” with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. The only representation and warranties made are those contained in the Contract of Sale.

CLOSING: Balance of the purchase price is due on or before Friday November 4th, 2016.

CLOSING ATTORNEY: Closings will be conducted by Brian Kopet with Title Guaranty & Trust in Chattanooga, Tennessee, (423)266-5751. Deed preparation and seller’s attorney’s fees will be paid by the seller; all other normal closing costs will be paid by the purchaser, including survey costs if sold divided. Taxes will be prorated as of date of closing. Title insurance through Title Guaranty & Trust shall be paid by purchaser.

AGENCY: Henry B. Glascock Company, auctioneer/ broker, is acting exclusively as agent for the seller.

GA LIC #AU003069 – TNAL# 4513

Disclaimer

Seller reserves the right to add or delete any property, reject any bid and/or cancel the sale. Properties will be conveyed by Limited Warranty Deed. The properties will sell “as-is, where-is” with no warranty, express or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Information contained herein was obtained from sources deemed reliable. Although every precaution has been taken to ensure accuracy, neither the seller, Henry B. Glascock Company nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid.

AGENCY DISCLOSURE: Henry B. Glascock Company, with Henry B. Glascock as principal broker and auctioneer, is hereby giving notice that they are agents and representatives of the owner/seller of the property described in this property information package.

ATTORNEY REVIEW RECOMMENDED: It is recommended that all information included in this property information package and all other auction-related material be carefully reviewed by your attorney. Additionally, all terms and procedures are subject to and may be superseded by changes distributed or announced to bidders prior to the auction. The property is being sold on an “as is, where is” basis with all faults, and seller makes no representations or warranties except for the warranty of title set forth in the Limited Warranty Deed to be delivered to the purchaser at closing.

PROPERTY INSPECTION: Your complete inspection and the inspection of the property by your professionals prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection of the property. Please contact Henry Glascock directly at (423) 991-7221 if you wish to inspect any of the properties.