

# AUCTION

SATURDAY DECEMBER 30th @ 10:00 A.M.



**SOLD**

**2.383 +/- Acres**  
including 4 bedrooms with 2052 SQ. FT. manufactured home on a permanent foundation.

**471 Okolona Rd, Johnson City TN. 37601**

Property to be sold in part and as a whole.

**Tract # 1 2.383 +/- acres | Tract # 2 14.270 +/- acres**  
**Lot # 1 Home and 2.042 acres**

**JUST MINUTES FROM ETSU, MILLIGAN COLLEGE, THE CITY OF JOHNSON CITY, JOHNSON CITY MEDICAL CENTER AND THE VA MEDICAL CENTER!!!!!!**

Home is in immaculate condition, offering one of the better floor plans that you will find. 4 bedrooms, 2 full baths, dining room, den and living room. Home is situated to take advantage of the surrounding mountains and the rapids of Buffalo Creek.

**DIRECTIONS:** From South Roan Street, turn onto Okolona Rd, property will be on the right see signs.

**TERMS:** 10% down day of sale with closing to be within 30 days of contract date. Buyers will need a pre approval of funds letter to obtain a bidders number. You may obtain a bidders number prior to the auction. Call office for personal showing.

**AUCTIONEERS NOTE:** Rare and exciting opportunity to own a level tract of bottom land with Buffalo Creek frontage, mountain views and within close proximity to the city of Johnson City and within 1 mile of Interstate 26. Seller has set a realistic reserve and is motivated to sell. Come prepared to bid and own this wonderful property.

**NO BUYERS PREMIUM**



112 South Armed Forces Drive  
Elizabethton, TN 37643  
Office 423-543-5741 • Cell 423-335-3078

**ANNOUNCEMENT MADE SALE DAY TAKES PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENT.**

Auction is being conducted by  
**Russ Swanay Real Estate**  
Auctioneer David Collins

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[www.swanayproperties.com](http://www.swanayproperties.com)

**CARTER COUNTY'S LEADING REAL ESTATE FIRM**