

ONLINE AUCTION EVENT!

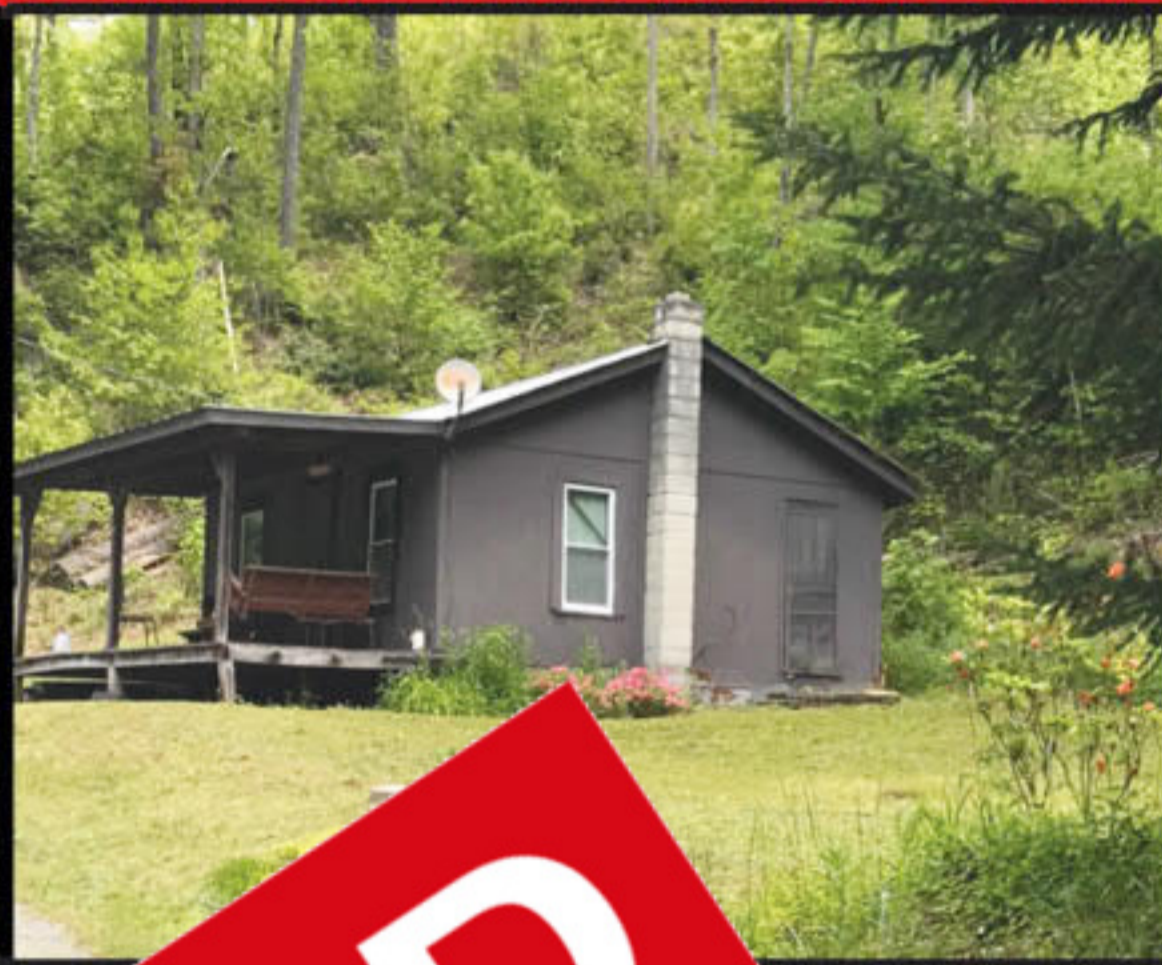
RUSS SWANAY
real estate

FOR ONLINE BIDDING: WWW.SWANAYPROPERTIES.COM

BIDDING STARTS MON., FEB. 14TH @ 8A.M.
and BEGINS CLOSING TUE., FEB. 22ND @ 6P.M.

124 TOWER ROAD
ROAN MOUNTAIN, TN 37687
5.56 + or - ACRES

NO BUYERS PREMIUM FOR THIS AUCTION!!!



Directions: From Elizabethton, take Hwy 108 East onto Ingram Branch Road. Take the next right onto Clifton Tower Road. Home will be on the right.

Auctioneers not ... **Forest**
Built in 1920, this is a beautiful seasonal or permanent home for mountain lovers. The property is 5.56 acres of densely wooded land, accessed by a paved road that traverses the entire front of the home where the sounds of a rushing creek are just across the road. Layout of the home consists of a living room, kitchen, one bathroom. Heating source is a propane gas stove which keeps the cabin toasty warm. Summertime cooling is provided by nature, with the mountain location and dense forest all around, assuring cool summertime temperatures. Water source is a private well on the property. The home is situated on the front portion of the land with an old road bed leading up to the top of the acreage where a future home site is easily imagined. This home and acreage is located just a few miles from the Village of Roan Mountain and, also, Roan Mountain State Park where hiking trails, fishing opportunities and camping sites are available. In addition, the ski slopes of Western North Carolina and also the Bristol Motor Speedway are located within less than an hours drive from this property. For those seeking a respite from day to day living and would enjoy a quiet, idyllic getaway in the mountains, this tiny house with acreage is a premier pick. The property is also ideal for the smart investor for use as an Airbnb with the potential of adding additional cabins on the site. A unique property in a beautiful mountain setting.

Terms: 10% non-refundable down payment of the Contract Purchase Price in the form of a good check or cash due at contract signing. Closing to take place within 30 days of contract signing.

For online bidding visit:
www.swanayproperties.com

For more information, contact
Russ Swanay Real Estate
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P.A.L. # 4465
Auctioneer: David Collins

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