

**RAIN
OR
SHINE**

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SHINE**

CANNON COUNTY

ABSOLUTE AUCTION

LOCATION: 4006 Stones River Rd., Woodbury, Tn. From Woodbury, take Hwy. 53N, go 1.4 mi., right on Stones River Rd., go 3.9 mi. See auction signs.

SATURDAY

AUGUST 29

10:00 AM



34.6 Ac +/- in 1 Tract



- ◆ **Recreational Property**
- ◆ **Abundant wildlife**
- ◆ **Wooded Tract makes money while you sleep!**
- ◆ **7 room farmhouse (needs work)**



Creek across road

Kelly Tayes, Private Conservator LLC for Jack Devoe (931)372-1303

Atty: Joy Buck Gothard (931)526-4045

Auctioneers Note: Relax on the front porch and listen to the creek run. Don't miss your opportunity to buy this nice tract at Absolute Auction.

Terms: R.E: 20% down day of sale, balance @ closing within 30 days.

Announcements made day of sale take precedence over previously printed matter. Information believed to be correct but not guaranteed.

Plat on Back

www.taysauctions.com

1546 E SPRING ST STE B
COOKEVILLE TN 38506
(931) 526-2307

TAYS 

REALTY & AUCTION LLC

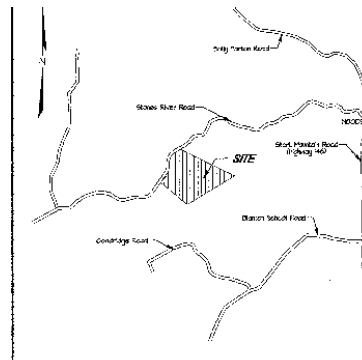
"AUCTIONS MEAN ACTION"

TITAA 
 **MLS**

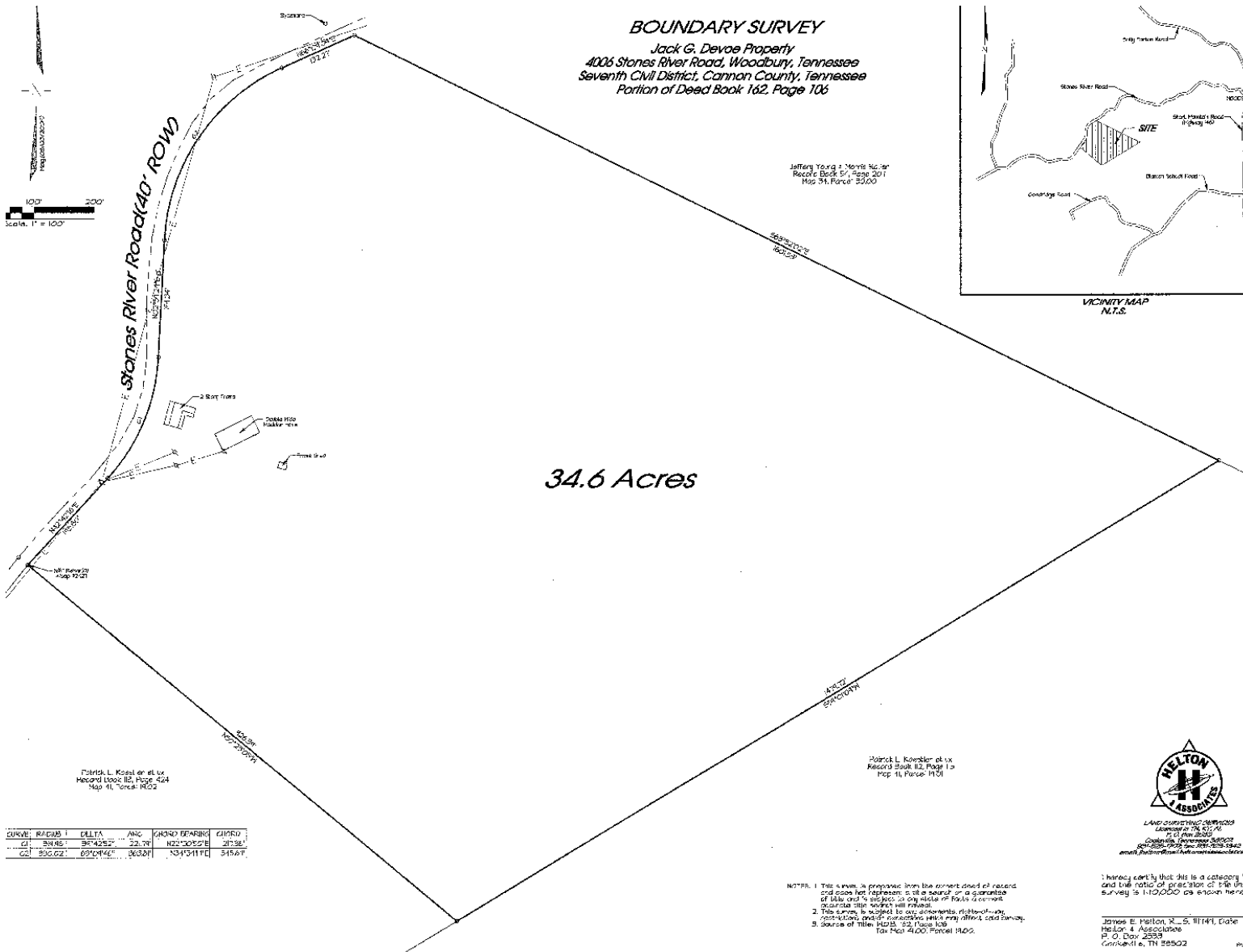
**Firm LIC. #2056
Auct. LIC. #1013**

BOUNDARY SURVEY
 Jack G. Devoe Property
 4006 Stones River Road, Woodbury, Tennessee
 Seventh Civil District, Cannon County, Tennessee
 Portion of Deed Book 162, Page 106

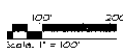
Jeffery Young & Merrill Kiefer
 Record Book 51, Page 201
 Map 31, Parcel 35000



VICINITY MAP
 N.T.S.



34.6 Acres



Patrick L. Koster et al
 Record Book 112, Page 424
 Map 11, Parcel 1102

Patrick L. Koster et al
 Record Book 112, Page 1
 Map 11, Parcel 1101

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
G1	34.45'	84°42'52"	22.79'	N21°00'27"E	20.78'
G2	305.62'	67°04'42"	363.01'	N34°03'11"E	345.81'



LAND SURVEYING SERVICES
 Licensed in TN, GA, NC
 210 West 20th Street
 Cookeville, Tennessee 38506
 615-282-1922 Fax: 615-282-1922
 email: kel@kelk.com kel@kelk.com

NOTES: 1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any notice of title or other recorded title which may appear.
 2. This survey is subject to any easements, right-of-way, restrictions, and/or encumbrances which may affect said survey.
 3. Source of title: 162B, 102, Page 106
 Tax Map 4100, Parcel 1100.

I hereby certify that this is a category "1" and the ratio of precision of this land survey is 1:10,000 as shown herein.
 James E. Helton, R.L.S., S.T.M., State
 Helton & Associates
 P. O. Box 2559
 Cookeville, TN 38502