

ONLINE ONLY CHANCERY COURT AUCTION

BIDDING ENDS: SATURDAY • OCTOBER 10 • 10 AM

31 +/- Acres • Barn • Adjoining Dale Hollow Lake

eagleauctions.com

Escape to your own slice of Tennessee paradise with 31+/- acres adjoining beautiful Dale Hollow Lake. Enjoy lake views, endless opportunities for recreation, relaxation and outdoor living. A barn adds functionality to the property, while the expansive acreage offers plenty of room to make it your personal retreat!



**Tom Garrett Cemetery Rd.
Byrdstown, TN 38549**



**AMONETT'S EAGLE
AUCTION & REALTY, LLC**

117 S. Jefferson Ave., Cookeville, TN 38501

931-526-5335

26-067

TNF 6105 KY 2965 IN AU1200022



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Lee J. Amonett • Broker/Auctioneer • (931) 252-1907
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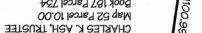
Terms: Selling under the direction of Pickett County Chancery Court Case No 4371. 20% Deposit Day of Sale, balance due upon Court Confirmation. Auction Conducted Subject to a 10 Day Raise Period. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to bidding.

Announcements & Updates Take Precedence Over All Other Advertising.

Note: The point of beginning is a $\frac{1}{4}$ "Cedar (round) log in the northwest corner of the tract situated in the southeast quarter of -way of River Shoshone Road as well as being located at N 22°50'50" W 60.73 feet from a water meter and further from a GPS located at N 75°03'15" W 550.45 feet from a GPS base point.

KENNETH S. WALKER, II
P/O 162.022 Acre Tract, Darren
S. McCarthy, Patricia A. Wende,
and Kevin M. McCarthy Property
Map 52 Parcel 3.00
Book 184 Page 887
Plat Book 2 Page 76

Christopher M. Wick, RLS #2164
WICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286



Christopher M. Wick, hereby certify that this map was drawn under
 my supervision from a survey of GPS surveying made during my examination
 of the type of survey, and that the following information is true:
 (a) type of survey: boundary
 (b) horizontal accuracy: 0.05 feet
 (c) date of survey: 12 August 2026
 (d) instrument used: NAD(83)/RTK Epoch 2025
 (e) 1001.000 Network
 (f) 060618 Epoch
 (g) Combined float factor(s): 0.9999999496
 State Plane Coordinates
 Nothing
 Easting
 79456.26
 22226.14
 GPS Base Point
 79456.26
 22226.14
 L1E
 5.08639 W
 22.62
 DISTANCE
 22.62

TAX MAP 52 PARCEL 3.01
PLAT BOOK 2 PAGE 76



LEGEND

	GPS Base Point
	9" Iron Rod
	Concrete Monument
	Electric Meter
	Cable Box
	Water Meter
	Telephone Box
	1/2" Pipe (found)
	Fire Hydrant
	Water Valve
	1/2" Rebar (found)
	Fence Line
	Water Line
	Underground Easement

F.O.B. - Point of Beginning