



ONLINE ONLY ABSOLUTE AUCTION

51+/- Acres - Near Caney Fork River

BIDDING ENDS FRIDAY • SEPTEMBER 29 • 10 AM



**12 Congo Bottom Ln.
Elmwood, TN**

Potential Income Producing & Residential Opportunity

A very intriguing property, this 51 +/- acres is primarily wooded with some open acreage. It lies near the banks of the Caney Fork River along Kirby Ln and located at 12 Congo Bottom Ln in Elmwood, TN. Adjoining and visible from Interstate 40, this property offers residential and commercial potential with improvements that include an income producing billboard lease, 600 amp electric service panel, septic installation for potentially 10 RV sites and public water. Beyond the views of the Caney Fork River, there is a primitive boat launch near the property. It will be sold in 1 tract at Absolute Auction. Included in the purchase of this property are 2 roll off containers storing additional plumbing and electric material. This property is selling subject to any planning & zoning rules and regulations for Smith County, TN.



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Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 30 days. 2023 Taxes Pro-Rated. Possession with Deed. Selling by and acreage taken from the existing deed description. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Day Sale Take Precedence Over All Other Advertising.