



152+ / Acres Offered in 8 Tracts

**PRIME
TIMBER**

**Gentry Rd./Bakerton Rd.
Red Boiling Springs, TN 37150**

ONLINE ONLY ABSOLUTE AUCTION



BIDDING ENDS THURSDAY • MAY 14 • 10 AM

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This diverse ±152-acre property offers a unique opportunity for agricultural, recreational, or investment use. The land will be divided into 8 tracts and features an even mix of open farmland and mature timber, providing both productive ground and natural cover. The wooded acreage includes quality, mature timber and supports strong wildlife presence, making it well-suited for hunting and outdoor recreation. Tract 6 includes a basic hunting cabin that provides a simple shelter for weekend stays or seasonal use. Tracts 7 and 8 include ponds that are best suited for agricultural purposes, such as watering livestock or supporting farm operations. With a combination of tillable land, timber, and functional improvements, this property offers flexibility for farming, recreation, or a private rural getaway.

**AMONETT'S EAGLE
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Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Year's Taxes Pro-Rated. 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 the sale. Announcements & Updates Take Precedence Over All Other Advertising.