



## Complete Hardware Absolute Auction



10+ Acres Subdivided With Hardware Showroom, Mini-Storage Buildings, Log-Style Home, Modern Horse Barn, Warehouse Tools, Paint, Electrical, Plumbing, Lumber, Blocks, Forklifts, Trucks, Farm Equipment, Golf Carts, Guns, Coins, Complete Hardware Inventory And Much More. Hardware Inventory And Supplies Sell Absolute.

### **AUCTION**

**Saturday, April 4th • 10:00 A.M.**

**2980 Jones Cove Rd.**

**Inspect March 28 and April 3**

**Look Inside On Pages 3 & 4 For More information on  
this AUCTION!**

**Goddard Real Estate & Auction Co. Inc.**

**344 West Broadway**

**Newport Tennessee 37821**

**423-721-4205 or 423-623-5055 Firm 4589**

**[www.goddardauctions.com](http://www.goddardauctions.com)**

# TERMS AND CONDITIONS

Inspection: It is very important that you inspect all real estate and personal property before bidding. Maps and restrictions will be available at the Jones Cove location **March 28th and April 3rd** for your inspections 9:00 A.M. till 5:00 P.M.

**ALL REAL ESTATE WILL BE SOLD  
FROM 2980 JONES COVE ROAD ON  
APRIL 4TH 2009**

You may call auctioneer **423-721-4205** anytime to schedule an appointment to view the real estate.

**ALL REAL ESTATE AND PERSONAL  
PROPERTY WILL BE SOLD AS/IS.**

Terms: Real Estate requires a 10% deposit sale day. Balance due in 30 days at closing or you may pay in full sale day. Please see your lender of choice, your local bank, or lending intuitions for financing

All personal property from the hardware and lumber operation will sell at ABSOLUTE AUCTION TO THE HIGHEST BIDDER. We reserve the right to sell out of order and to add and remove items from the sale. The final price will be the highest bid plus a 10% buyer's premium.

Sale day announcements take precedence over all written and oral advertising of any kind.

All real and personal property sells with a 10% buyer's premium charged to all successful bidders. All real and personal property sell as/is where/is with all faults and liabilities. All real estate including all land, houses, lots, with bank and/or owner's approval. Clear Titles and or Bills of Sale will be furnished with all personal property. Real Estate will be sold on a Warranty Deed with title insurance available.

### **COSBY - Property 3**

23 acre tract off Hooper Hwy. This property has great views, access to the main highway and can be subdivided subject to the rules and regulations on the Cocke County Planning Commission. Utility water is available on Hooper Hwy. Property 3 has commercial potential fronting on Hooper Hwy.

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### **NEWPORT - Property 4**

15 acres just off highway 25E Great views, water and sewer available on Thurman road to the property. Please check with Newport Utilities for cost involved for the additional lines. Special financing to be announced sale day.

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### **Property 6-7-8-9-10**

**Great Cabin Lots** on the Hartford Side of the Mountain. This property had a Delrio Address. All lots have pre approved Septic and are on a paved county road. Owner financing available with 20% down.

# Complete Hardware

All Lumber, Electrical, Hardware, Plumbing, Hardware Trucks, Fork Lifts and Support Equipment, & Supplies Sell At Absolute Auction.

Retail Building, Warehouse Horse Barn Acreage, Log style home will be offered individually and as a whole. Subject to Bank Confirmation

**Inspection: Sat. March, 28th and April 3rd 9:00 A.M. till 5:00 P.M.**

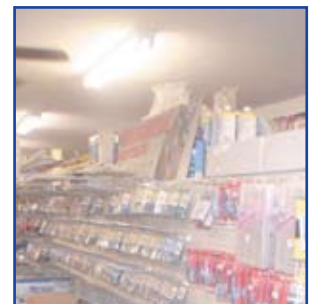
Sat. April 4th. 8:00 A.M. till Sale Time And Other Times By Appointment  
For appointment CALL 1-877-282-6968 Toll Free for Luke Goddard

**Auction Sat. April 4th. 10:00 a.m.**

**Real Estate will sell At 12:00 Noon**

**Property 1:** 2 + Acres with Large Retail area, and connecting storage warehouse. Property has 24 mini storage units, utility water available, and several outside sheds. This property borders the East Prong of the little Pigeon River. This property will be offered individually as well as grouped with property 2.

**Property 2:** 8+ Acres with 90' x 30', Ten stall Horse Barn, Tack Area, Feed Room, Area for additional Stalls or Foaling Area, Utility Water Available, Unfinished Apartment, Pasture, Level Riding Area Includes a log sided 2/3 bedroom 2 bath home. This home has been a mobile home at sometime, and has been remodeled inside and out with additional sq. footage added as well as large wrap around porch. Property will be offered separately as well as grouped with Property 1. Properties 1 and 2 have over 1900 feet of Frontage on the East Prong of the Little Pigeon River, at least 500 feet of Road Frontage on Jones Cove Road. Acreage will be determined on tract 1 & 2 by new survey which will be complete before sale day.





## **RAVEN'S VIEW - Property 11**

Lot No. 20 - 2 acre lot in Raven's View Estates toward the top, paved road, septic approved Good Building Lot. This lot was listed at \$29,000. Owners say sell. Minimum opening bid \$13,900.00

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## **Property 12-13-14-15-16-17**

Building lots in Jefferson County. Superb Views, Some Lake Views, pre approved septic. Owner will Chip and Shoot the Central Drive. These tracts will be offered individually and as a whole. All lots are 5 acres or more. Owner Financing w/20% down.

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**FOR MORE PICTURES AND  
INFORMATION PLEASE GO TO  
[WWW.GODDARDAUCTIONS.COM](http://WWW.GODDARDAUCTIONS.COM)  
E-MAIL: [INFO@GODDARDREALESTATE.COM](mailto:INFO@GODDARDREALESTATE.COM)  
CALL LUKE GODDARD TO BOOK YOUR SPRING  
OR SUMMER AUCTION 423-721-4205**

## **LARGE TRACT- Property 18**

81 acres in DelRio Tennessee. This property has great views, an installed well, a septic system, and a preformed concrete pad. A very good mountain driveway provides access to the heart of this beautiful tract. This tract has at least 10 unimproved home sites as well as two 5 acre+ portions that have already been subdivided and can be accessed from another road. Owner financing available, terms to be announced. o/a

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## **Property 19**

Several Beautiful Estate Size building lots in English Springs Estates. These lots have utility water, underground utilities, in a gated community with sensible restrictions. No time requirement to build. These lots have the potential to double in value in a very short time. 25% of the total lots were sold in the preconstruction phase. Owner Financing w/20% down.



### **Property 5**

New 3 Bedroom, 3 Bath, 2 Master Suites one up and one down, Custom Cabinetry, Hardwood and Tile Floors, Open Front Porch, screened in Back Porch, Deck off the upstairs Master Bedroom, Jacuzzi Style Tub, and lots more. Hardwood floor, tile bathrooms & kitchen. Carpet has not been installed yet! Beautiful Pristine Creek flowing from the park forms the back property line. Owners say short sell. This property was listed at \$325,000. Make your bid today Sale confirmation available immediately. You can save at least \$90,000.00 or more. o/a.

