

INVESTORS • HUNTERS • SPECULATORS • OUTDOORSMEN!!! LOOK • LOOK • LOOK!!!

177 AC.

-SELLING WITH MINERAL RIGHTS-  
EXCELLENT HUNTING • SECLUDED & PRIVATE  
PONDS • LOADED WITH WILDLIFE!!!!

1 TRACT

MILL CREEK RD.  
MORGAN & SCOTT CO.  
NEAR SUNBRIGHT

# AUCTION

TUESDAY,  
JUNE 25, 2013  
5:00 P.M. (ET)

WOULD BE PERFECT  
FOR A HUNTING  
RESORT!!!  
EVENING  
AUCTION

**LOCATION & DIRECTIONS:** MILL CREEK RD., IN MORGAN & SCOTT CO., TN. **FROM WARTBURG:** TAKE US. HWY. 27 NORTH 12.7 MILES TO SUNBRIGHT; TURN RIGHT ON DYNATEX RD. - 0.8 MILES; THEN RIGHT ON MILL CREEK RD. - 3.1 MILES. **FROM ONEIDA:** TAKE US. HWY. 27 SOUTH 20.6 MILES TO SUNBRIGHT; TURN LEFT ON DYNATEX RD. - 0.8 MILES; THEN RIGHT ON MILL CREEK RD. - 3.1 MILES. **FROM 140 EXIT 376 (OAK RIDGE):** RIGHT ON TO TN 162 - 6.1; STRAIGHT WITH TN 62/61 - 11.7 MILES; RIGHT WITH TN 62 - 15.7 MILES; RIGHT ON TO US. HWY. 27 NORTH 12.7 MILES TO SUNBRIGHT; TURN RIGHT ON DYNATEX RD. - 0.8 MILES; THEN RIGHT ON MILL CREEK RD. - 3.1 MILES. **AUCTION BANNERS POSTED.**

**AUCTIONEER'S COMMENTS:** INVESTORS; FARMERS; SPECULATORS; HUNTERS; OUTDOORSMEN; - TAKE NOTICE OF THIS LARGE TRACT OF WILDLIFE PARADISE LOCATED IN THE HEART OF BIG BUCK & TURKEY COUNTRY. MANY MATURE BUCKS & LONG BEARD GOBBLERS HAVE BEEN TAKEN OFF THIS PROPERTY & MANY MORE REMAIN FOR YOU & YOURS. WHETHER YOU ARE INTERESTED IN A VERY NICE MANAGED HUNTING RETREAT OR FOR A GREAT INVESTMENT OPPORTUNITY, BE SURE TO TAKE THE TIME TO CONSIDER THIS **GREAT LAND BUYING OPPORTUNITY** FOR YOUR-SELF. THIS TRACT OF LAND HAS MANY ATTRIBUTES; EXCELLENT HUNTING, PRIVACY & SECLUSION, GOOD OIL & GAS POTENTIAL, GREAT INVESTMENT POTENTIAL. LOOK IT OVER, THEN MEET US AT THIS **EVENING AUCTION** ON TUESDAY JUNE 25TH AT 5 P.M. TO **BID & BUY THE AUCTION WAY.** SEE YOU THERE.

**TERMS:** 15% DEPOSIT (NON-REFUNDABLE) DAY OF AUCTION, BALANCE DUE WITH DEED ON OR BEFORE **JULY 25, 2013.** IMMEDIATE POSSESSION WITH DEED. 2013 PROPERTY TAXES TO BE PRORATED TO THE CLOSING DATE. A 10% **BUYERS PREMIUM** WILL BE ADDED TO THE FINAL BID TO ESTABLISH THE CONTRACT PRICE.

*Neither owners nor agents will be responsible in case of accident or injury. Bidders should satisfy themselves as to condition, quality, measurements, and description of real estate before bidding. All information and descriptions are believed to be correct; however no warranty or guarantee is expressed or implied. All property is sold "AS IS, WHERE IS".*



[www.proffittrealestate.com](http://www.proffittrealestate.com)

SELLING FOR: USA DRILLING

**PROFFITT**  
REAL ESTATE AGENCY, INC.

TOMPKINSVILLE, KY

Phones: 270-487-6104  
270-487-9629  
1-800-492-2681

Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)

SHARON B. PROFFITT - PRINCIPAL BROKER & AUCTIONEER - LICENSED REAL PROPERTY APPRAISER (KY & TN)  
EDDIE PROFFITT - SALES ASSOCIATE & AUCTIONEER - PH. 487-8193 • WILLIAM H. PROFFITT - SALES ASSOCIATE & AUCTIONEER  
JIMMIE THOMPSON - SALES ASSOCIATE - PH. 487-6558 • LESLEY PAGE - SALES ASSOCIATE - PH. 407-9800  
DUANE BROWNING - SALES ASSOCIATE/AUCTIONEER/AFFILIATE BROKER (TN/KY) - PH 615-572-0116

**"Profit with Proffitt"**