



## AUCTION INFORMATION:

**Sale Date and Location:** Thursday, April 14th at 6:00pm (ET), registration begins at 5:00pm (ET). The property will be sold from the premises at 2025 Clematis Dr, Hixson, TN 37343

**Registration Fee:** A \$25,000 certified or cashier's check will be required in order to bid on the house.

**Terms of Sale:** 10% down due on auction day with the balance due at closing within 30 days. All personal property will be paid in full auction day.

**Property Information:** Additional information is available on our website.

**Buyer's Premium:** A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser on both the real estate and personal property.

**Property Inspection:** An auction representative will be onsite April 2nd, 3rd, 9th, 10th and auction day from 11:00am – 4:00pm (ET) or by appointment.

**Buyer Broker Participation:** Buyer Broker Guidelines are available on our website.

**Directions:** From Hwy 153 and Lake Resort Dr., take Lake Resort Drive and go 1.9 miles, Stay Straight onto Fairview Rd. and go .6 mile, Turn Right on Hamill Rd. and go .6 mile, stay left onto Big Ridge Rd. and go .4 mile, turn right onto Clematis to Property on the left at 2025 Clematis Drive.



P. O. Box 798, Gadsden, AL 35902

**800-476-3939**

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Target Auction and Land Co., TN AU Firm #6055  
Scott Barnes, TN AUC Lic #6650

# Auction

Thursday, April 14th @ 6:00 pm (ET)

2025 Clematis Drive, Hixson (Chattanooga), TN



## Premier Luxury Waterfront Estate & Lake Access Lot

*Breathtaking one of a kind lake home in one of the most sought after locations*



# Auction

Thursday, April 14th @ 6:00 pm (ET)

## Premier Luxury Waterfront Estate & Lake Access Lot

Lake Chickamauga, 2025 Clematis Drive, Hixson (Chattanooga), TN



Breathtaking one of a kind lake home in one of the most sought after locations



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Spectacular Gourmet Kitchen with Exclusive High End Cabinetry and Appliances



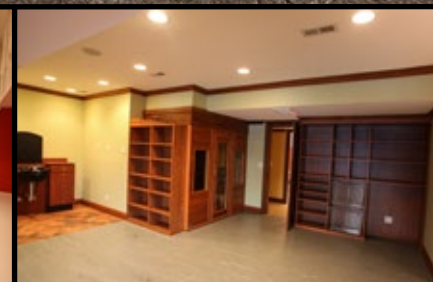
## Ultimate Views and Privacy

- Prestigious Gated Private Waterfront Estate on 2.3± Acres
- Also Selling - Adjoining Lake Access Lot on 1.44± Acres
- Panoramic Views of Lake Chickamauga
- 4 Bedrooms / 5 Bathrooms – 3 Half Baths
- Oversized Master Suites with Massive Closet Storage
- Spectacular Gourmet Kitchen with Top of the Line Appliances
- High Grade Handcrafted Woodwork Throughout
- 4 Car Garage - Manicured Landscape
- Elevator Access on All Floors
- Inground Heated Pool • Deep Water • Dock

Offered in parcels or entirety



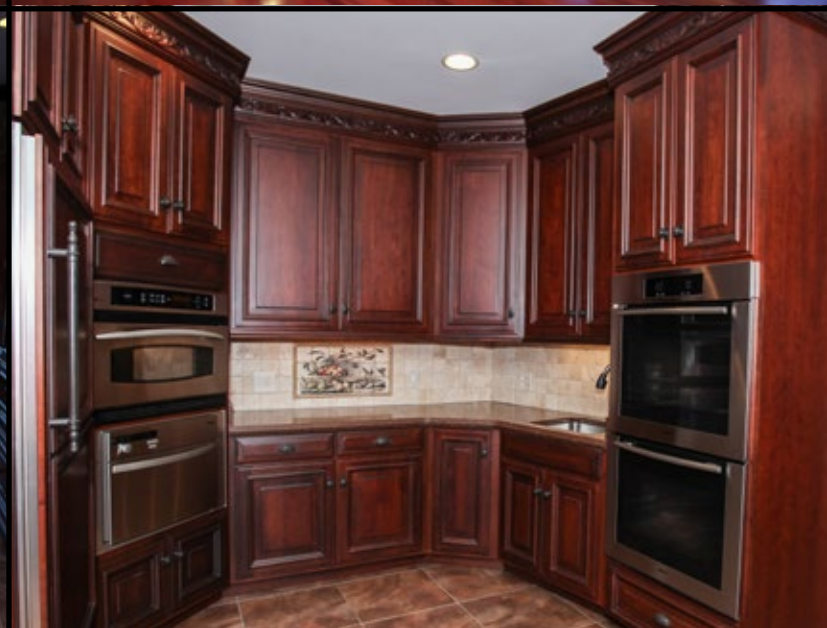
Each Bedroom is a Suite with Panoramic Views of Lake Chickamauga



Also Selling - 1994 Mercedes-Benz C280



Also Selling – John Deere Gator 4x6



Open House: April 2, 3, 9, 10 and 14  
from 11:00am – 4:00pm (ET) or by appt.



Also Selling – Adjoining Lake Access Lot  
• One of the Last Remaining Buildable Lake Access Lots  
• Great Views  
• 1.44± Wooded Acres