

74+/- Acres

Offered in 2 Tracts With Frontage on 2 Roads Visible Off I-840



Joe Brown Rd Murfreesboro, TN in Rutherford County

Unique Opportunity! Just off Exit 57 – Sulphur Springs Rd.

- Tract #1 – 35.32± Acres
Frontage on Joe Brown Rd. & E. Buckeye Bottom Rd.
Borders the west side of I-840
Soil site approved
Dual access: 174± ft on Joe Brown Rd. & 187± ft on E. Buckeye Bottom Rd.
20" water line on E. Buckeye Bottom Rd.

- Tract #2 – 39.62± Acres
Borders the east side of I-840 with high visibility
Soil site approved
Access via Old Leanna–Jefferson Rd. off Joe Brown Rd.
Includes a cemetery on the property

Incredible Location! Near Smyrna & Murfreesboro with easy access to Almadale, Triune & College Grove, TN

PREVIEW: Feel free to walk the property or call for a private showing
BID NOW @ ComasMontgomery.com



SCAN TO SEE MORE!

ONLINE ONLY

AUCTION

BID NOW Until

TUESDAY
OCT. 7th
@ 7:00 PM



AUCTIONEER:
Carl Montgomery • Lic. 2851
(615) 589-0078
(615) 895-0078



AUCTIONEER:
Stephanie Mitchell • Lic. 6017
(615) 397-1468
(615) 895-0078

Directions: From I-840 take Exit 57 - Sulphur Springs Rd. to stay on Sulphur Springs Rd. to right on Buckeye Valley Rd. to right on Joe Brown Rd. follow to property entrance on left. This property also fronts on E. Buckeye Bottom Rd. and is visible from I-840. Look for auction signs.

Real Estate Terms: Please Review All Online Terms Prior To Bidding. This auction has the "Extend ONE Extend ALL" feature. This means ALL lots will remain open as long as there is active bidding. 10% Buyers Premium added to the final bid price to determine final selling price. 10% down day of sale and balance due at closing. Must close on the property within 30 days after the auction or as it is stated on the contract for sale of real estate. Property information believed to be accurate but not guaranteed. Buyer should independently verify all information prior to bidding. Announcements made day of sale take precedence over any previous advertising. See website for full online terms.



COMAS MONTGOMERY
REALTY & AUCTION CO., INC.

817 S. CHURCH ST., SUITE A., MURFREESBORO, TN 37130

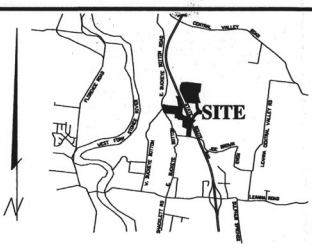
615-895-0078 • 800-825-5523
COMASMONTGOMERY.COM



- PLAT NOTES**
- It is the responsibility of the professional landowner to design and construct a suitable drainage and disposal system which will prevent the accumulation of surface water on the site or under the house from the structure to the drainage system constructed by the subdivision developer.
 - Plots may be subject to additional easements, and/or restrictions by record or prescription, but a complete title search may reveal.
 - Furthermore, it is a requirement per "The Underlying Utility Service Regulations" that anyone who engages in construction must notify all known underground utility owners, no less than three (3) months prior to the starting date of their intent to construct. A list of these utilities may be obtained from the County Register of Deeds. These utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

High Intensity Soil Map
Notes:
1. Soil units established by soil and water have generally favorable properties for water retention and disposal.
2. Soil units established by soil and water have generally unfavorable properties for water retention and disposal.
Legend:
HOC - rock outcropping to surface in places
C - clay or siltstone
Any distance to these soils after this date can void their favorability.
Soil status on ground are for general purposes only and do not necessarily designate favorability.
The Soil Consultant's signature does not constitute approval by the Environmental Dept.
Betsy DeBorja
Soil Consultant
6-14-08

The Soils Group, Inc.
Wastewater Consultants
1111 S. 10th St.
Tomball, TX 77375
281-291-1111
This drawing has been developed in accordance with the standards of the National Society of Professional Surveyors and the American Society of Professional Engineers. It is not to be used for any other purpose.

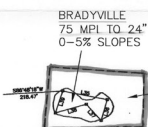


BRADYVILLE-TALBOTT-ROC
0-5% SLOPES



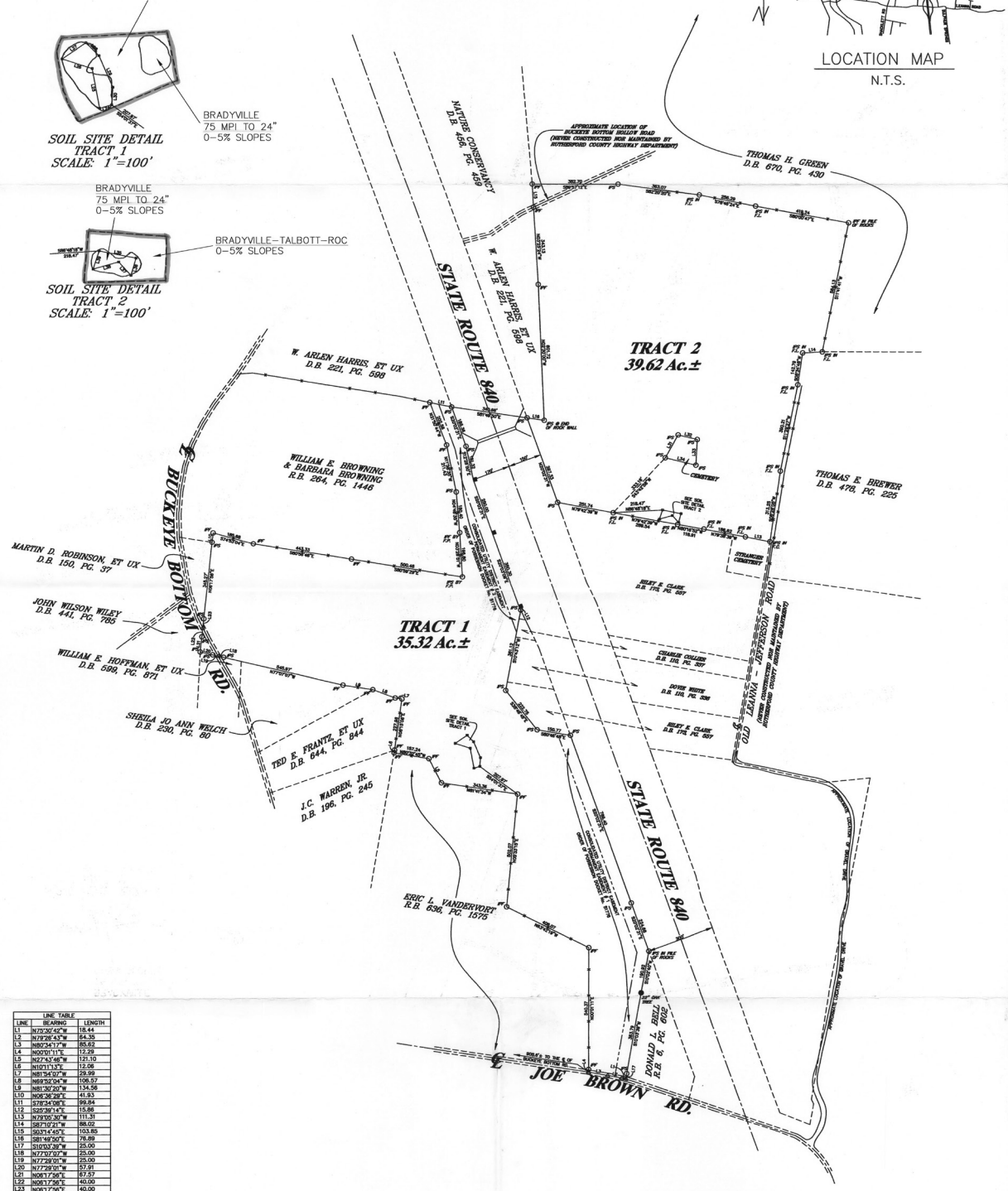
SOIL SITE DETAIL
TRACT 1
SCALE: 1"=100'

BRADYVILLE
75 MPI TO 24"
0-5% SLOPES



SOIL SITE DETAIL
TRACT 2
SCALE: 1"=100'

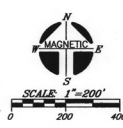
BRADYVILLE-TALBOTT-ROC
0-5% SLOPES



LINE TABLE

LINE	BEARING	LENGTH
1	S 87° 25' 42" W	14.84
2	N 70° 08' 43" W	64.30
3	N 80° 24' 17" W	85.62
4	N 80° 01' 11" E	12.29
5	N 42° 43' 48" E	121.10
6	N 10° 13' 17" E	12.08
7	N 81° 54' 52" W	29.89
8	N 81° 53' 00" W	108.52
9	N 81° 30' 20" W	134.58
10	N 81° 26' 20" W	41.83
11	S 78° 24' 08" E	89.84
12	S 65° 28' 13" E	115.86
13	N 78° 02' 30" W	111.31
14	S 61° 32' 21" W	88.02
15	S 61° 14' 40" E	103.80
16	S 81° 18' 50" E	78.89
17	S 50° 02' 30" W	25.00
18	N 77° 02' 02" W	25.00
19	N 77° 08' 01" W	57.91
20	N 66° 17' 01" E	82.57
21	N 66° 17' 26" E	40.00
22	N 66° 17' 26" E	40.00
23	N 66° 17' 26" E	40.00
24	S 12° 14' 03" W	27.77
25	N 10° 24' 18" W	89.31
26	N 72° 18' 00" W	70.11
27	N 55° 14' 48" E	83.98
28	S 45° 01' 40" E	40.58
29	S 43° 37' 30" E	76.78
30	S 43° 34' 00" E	28.98
31	N 42° 18' 52" W	118.50
32	S 78° 14' 24" E	12.15
33	S 63° 03' 21" W	113.82
34	S 78° 14' 24" E	12.15
35	S 78° 14' 24" E	12.15
36	S 15° 52' 30" W	26.74
37	N 44° 20' 00" E	40.83
38	S 24° 33' 30" W	39.24
39	N 10° 02' 00" E	42.37

LEGEND FOR MONUMENTS
PP - IRON PIN SET
PP - IRON PIN FIND
F - FENCE
S - SURVEY POINT
B - BENCH MARK



OWNER: MIKE M. GOOCH ESTATE
ADDRESS: 19.38 TOPAZ AVE.
VENTURA, CA 93004
TAX MAP: 35
DEED BOOK: 27
DEED BOOK: 22
DEED BOOK: 48
DEED BOOK: 53
DATED: JAN. 5, 2007
ZONE: X
PARCEL: 30.00
PAGE: 523
PAGE: 30
PAGE: 246
PAGE: 17
FLOOD MAP: 470165
PANEL: 0129-H

CERTIFICATE OF ACCURACY - I hereby certify that this is a correct and true copy of the original survey as shown and any other documents and/or instruments recorded or by prescription that a complete title search may reveal.

REVISIONS

NO.	DATE	DESCRIPTION
0	10/5/2007	ORIGINAL ISSUE
1	11/02/2007	REVISED
2	12/21/2007	REVISED ADDED SOIL TYPES & CEMETERY

PROPERTY SURVEY
MIKE GOOCH ESTATE
9th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: OCTOBER 2007
SCALE: 1"=100'
SH. 1 OF 1