

# FORECLOSURE AUCTION

By Order of Secured Party

## Luxury Smoky Mountain Estate Overlooking Downtown Gatlinburg

935 Campbell Lead Road, Gatlinburg, TN • Auction to be held at: Gatlinburg Convention Center, 234 Historic Nature Trail, Gatlinburg, TN

**Saturday, May 14 • 11:00 AM**

Open House: May 6, 7, 12, 13 - 10 AM - 4 PM • May 8 - Noon 4 PM

- Utilities: Electric, Water, Sewer, Gas
- Zoning: R-2, Medium Density Residential
- Directions to house: From I-40, take Exit 407 (TN-66, Gatlinburg, Sevierville, Pigeon Forge). Bear right onto TN-66 S (Winfield Dunn Pkwy); street becomes US-441 (TN-71, Chapman Hwy SE, Forks of the River Pkwy) and travel approx. 20.5 miles. Take Gatlinburg By-Pass (National Park) ramp on right, and bear right. Travel 1.7 miles. Turn left onto a local road approx. 300 feet. Turn sharply left onto Campbell Lead Rd. Travel approx. 0.5 mile to property to be auctioned.
- Directions to Gatlinburg Convention Center: From I-40, take Exit 407 (TN-66, Gatlinburg, Sevierville, Pigeon Forge). Bear right onto TN-66 S (Winfield Dunn Pkwy); street becomes US-441 (TN-71, Chapman Hwy SE, Forks of the River Pkwy) and travel approx. 22.3 miles to middle of Gatlinburg. Turn left onto Airport Rd (Historic Nature Tr) and travel approx. 700 ft. to Convention Center.

**TERMS:** 10% Buyer's Premium. Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale day in the form of cash, cashier's check, personal or company check. Plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Sale day announcements control terms of auction. *Acreage & square footage believed to be accurate, but not guaranteed. Note: Homes built before 1978 may contain lead-based paint.*



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**2% Broker Participation Available**  
*pre-registration required*



# FURROW AUCTION COMPANY

(865) 546-3206 • 1-800-4FURROW

WWW.FURROW.COM • E-mail: furrow@furrow.com • TN Lic. #62

*Do Not Delay  
Dated Material*

*Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.*

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**Luxury Smoky Mountain  
Estate Overlooking  
Downtown Gatlinburg**  
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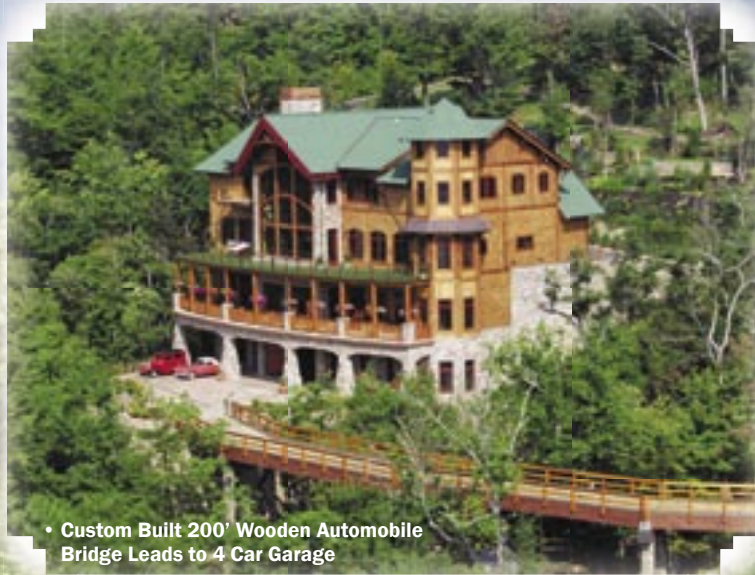
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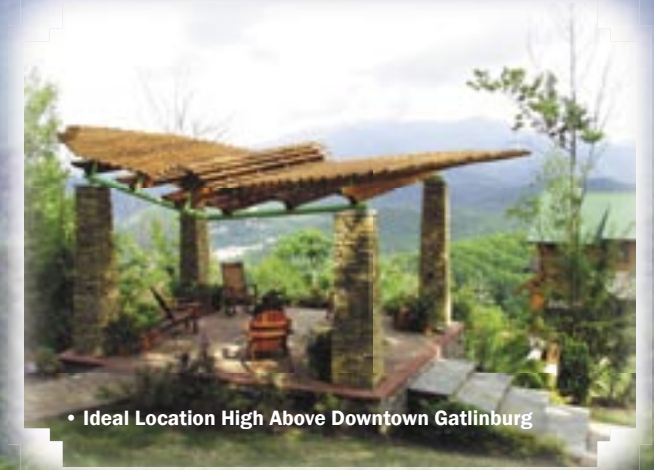
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• Custom Built 200' Wooden Automobile Bridge Leads to 4 Car Garage



• Ideal Location High Above Downtown Gatlinburg



- Approx. 14,000 square feet of Living Area
- 8.26 Acre Site
- Built in 2006
- Gated for Security and Privacy
- 4 Car Basement Garage with approx. 2,188 square feet
- 2 Story Floor to Ceiling Fireplace in Living Room
- Five Fireplaces
- Central Vacuum and Central Security System
- Family Room Features Large Wet Bar with Built In Aquarium
- Theater Room, Billiard Room & Safe Room
- Decorated Throughout with Mountain Themes
- 4 Levels, with Elevator Access to all 4 Levels
- Minutes from Great Smoky Mountains National Park
- Walking Trails with Gazebo on Property
- Fish Pond, Barbecue Shelter and Stone Patio on Ground Level



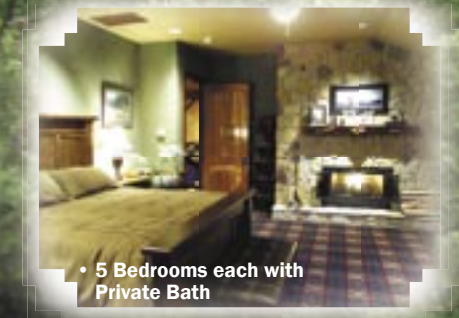
• Incredible Views of Mt. Leconte and Great Smoky Mountains



• Spiral Staircase Wraps Around a Custom Tree Trunk Spanning all Four Levels



• Professional Grade Stainless Steel Viking Appliances



• 5 Bedrooms each with Private Bath



• Extensive Custom Railings & Woodwork throughout Property