

**AUCTION**

**Cummins Mill Falls Farm**

**Intersection of Blackburn Fork Rd. and Cummins Mill Rd.  
Cookeville, Jackson County, Tennessee 38503**

**Auction: Saturday, May 15, 2010 at 4:00 PM Central Time  
Registration begins at 3:00 PM Central Time**

**OVERVIEW:**

**While Listening To The Sound Of Water Rushing Over Cummins Mill falls Is A Favorite Way To Relax, The Property lends Itself To Hunting, Hiking, Mountain Biking, And Horseback Riding. Nature's Untamed Beauty Is Displayed Throughout This gated Spread, With Its Open Fields Of Wild Flowers And Dense Forests Of Oaks, Pines, Hemlocks And Rhododendrons. Only 11 Miles North Of Interstate 40, Cookeville Is Convenient To Nashville, Knoxville, And Chattanooga. Home To Tennessee Technological University, This Highlands Of Tennessee Community Is Surrounded By An Abundance Of Opportunities- Golf Courses, Art Galleries, Charming Restaurants, Quaint Shops, Local Lakes and State Parks.**

**HIGHLIGHTS:**

**80+/- Ft. Waterfall, 5,000 +/- Ft. Waterfront, Woodlands, Open Fields, Teeming With Wildlife, Cleared & Grated For Roads, Frontage On Cummins Mill Rd. And Blackburn Fork Rd., Fenced and Gated**

**TRACTS:**

**Tract 1: 1.03 +/- Acres  
Tract 2: 1.00 +/- Acres  
Tract 3: 0.95 +/- Acres  
Tract 4: 0.99 +/- Acres  
Tract 5: 0.99 +/- Acres  
Tract 6: 1.17 +/- Acres  
Tract 7: 1.43 +/- Acres  
Tract 8: 1.25 +/- Acres  
Tract 9: 41.22 +/- Acres  
Tract 10: 40.40 +/- Acres  
Tract 11: 38.37 +/- Acres\*\*  
Tract 12: 22.11 +/- Acres  
Tract 13: 8.50 +/- Acres  
Tract 14: 25.17 +/- Acres**

# 604 Cummins Mill Falls Farm  
Cookeville, Jackson County, Tennessee

**Tract 15: 2.02 +/- Acres**

**Entirety: 186.60 +/- Acres**

**\*\* Tract 11 Has 3.52 +/- Acres Of Easement Acreage**

**ZONING:** Agricultural

**UTILITIES:** Power, Water, Fire Hydrant On Property

**TAXES:** \$574.00 Annually

**AIRPORT:** Upper Cumberland Regional Airport (SRB)  
Nashville International airport (BNA)  
Knoxville's McGhee/Tyson Airport (TYS)

**GENERAL INFORMATION**

**BIDDER DEPOSIT:** **Tracts 1-8:** \$2,500.00 per tract being in personal check, business check or certified funds.

**Tracts 9-15:** \$10,000.00 per tract being in personal check, business check or certified funds.

**Entirety:** \$50,000.00 per tract being in personal check, business check or certified funds.

**TERMS:** 10% down on auction day with balance due at closing in 30 days.

**BROKER PARTICIPATION:** Broker participation welcome subject to certain guidelines. Call 1-888-465-1568.

**PRE-SALE INSPECTION:** The property is available for viewing, by appointment, from 10:00 a.m. to 6:00 p.m. beginning May 1<sup>ST</sup>. To schedule an appointment prior to this date, please call (888) 465-1568. Beginning May 1<sup>st</sup>, you may call the site directly at (256) 504-5201 or (256) 504-6858.

**FOR MORE INFORMATION:**

Visit our Web site at [www.nationalauctiongroup.com](http://www.nationalauctiongroup.com) or call (888) 465-1568 or (256) 547-3434.

**DIRECTIONS:**

From I-40, take Exit 280 toward Baxter. Drive 7 7/10 miles north on TN-56/Baxter Rd. turn right onto TN-290 and drive 9/10 mile. Turn left onto Blackburn Fork Rd. and drive 3/10 mile to entrance of property on left.

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Cookeville, Jackson County, Tennessee

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