

ABSOLUTE AUCTION

SATURDAY, OCTOBER 3RD AT 10:00 AM EDT



**AUCTION SITE - 1495 RUGBY PIKE, RUGBY, TN 37733
THE LOT BESIDE RUGBY COMMISSARY.**



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Absolute Auction in Historic Rugby

80 Acres in 14 Tracts • 2 Lots in Boyle Woods

Saturday, Oct. 3rd at 10 A.M. Eastern and 9 A.M. Central

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1. **80 Acres** located on Hwy 52, Rugby Parkway, and Brewstertown RD in Morgan County. Property will be offered in 14 tracts, all with paved road frontage and mild restrictions. We will be selling surface rights only, the mineral rights are owned by another party. Tax map 004 parcel 042.00, county tax appraisal of \$217,600.00.

2. **2 Lots** in the Boyle Woods at Historic Rugby development. Lot #2 is 3.13 acres on a gravel road with underground utilities. Property is restricted and house plans must be approved by the Design Review Committee and a copy of these restrictions are available to be viewed under view documents section of this website. Tax map 004 parcel 006.07 and has a tax appraisal of \$66,900.00. Also selling Lot #6 in Boyle Woods a 2.44 acre building lot. Tax map 004 parcel 006.11, county tax appraisal of \$46,000.00.

"Become a part of the Rugby Renaissance"

Nestled among tall pines and oaks, just south of the Big South Fork National Park, lies Historic Rugby, Tennessee; a British-founded village whose Utopian dream of a better life in America has never quite died. Historic Rugby is an award winning, nonprofit membership organization. Working since 1966 to preserve and interpret for the public the 1880 village founded by British statesman and author, Thomas Hughes.

Located on Tennessee's Upper Cumberland Plateau, adjacent to Big South Fork National River and Recreation Area. Rugby is surrounded by gorgeous countryside and steeped in history.

Terms: Real Estate: 10% down day of auction by cash or good check, balance due at closing in 30 days. A 10% Buyers Premium. Property to be offered individually and in combinations using our ultimate choice bidding system. Property sold 'as is, where is'. The buyers must do their inspections prior to auction day. Property is restricted. We are selling surface rights only, the mineral rights are owned by another party. Announcements day of auction take precedence over any previous written or oral statements regarding the property.

Auction Information

Ayers Auction & Real Estate
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