

**Name: 512 Highway 70 & 1025 Livesay Chapel Road, Kyles Ford, Tennessee 37765/
Charlie Livesay Estate Auction**

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Live & Online Auction (Simultaneous)

Dates: 4/22/2025 Pre-Bidding set to Live Auction starts 5/31/2025 at 10:00 AM

Preview Dates 4/21/2025-5/31/2025

Closing Date: The Winning Bidder will receive an email from Joey Haun with all information, or if you are present on the day of the auction, you will be required to sign after the conclusion of the auction.

United Country Clinch Mountain Realty and Auction are agents for the Sellers. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Tennessee State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.

Sale Site: 512 Highway 70, Kyle's Ford, Tennessee 37765

Buyer's Premium: 10% and 1% Internet Fee added to Bid Price

Property Details

- **Parcel Number: 011 07.00**
- **Property Address: 512 Highway 70**
- **County: Hancock**
- **State: Tennessee**
- **Lot Size: 268.53 Acres**
- **Zoning: Agriculture**

Property Details

Parcel Number: 011 & 025 0.31.00, 032.00, 011.10

Property Address: 1025 Livesay Chapel Road

County: Hancock

State: Tennessee

Lot Size: 66.14 Acres
Zoning: Agriculture

Title: Farmhouse, Fields, and Freedom – Own It All at Auction! 512 Highway 70
An Exceptional East Tennessee Land Auction Opportunity! Located at 512 Highway 70 in Kyles Ford, Tennessee. This 268.53-acre property will be sold at Absolute Auction—to the Highest Bidder, regardless of price. Situated in the heart of Hancock County, this unrestricted land has been surveyed and divided into 15 tracts, offering flexibility for buyers to purchase individual parcels or group them together as a whole. Tract 6 features an older two-story farmhouse which is believed to be partially log and 7.92 acres great for a mini farm. Tract 5 offers 17 acres complete with barns and equipment sheds, along with a beautiful creek providing a perfect base for country living and farming. The land has been partially cleared with newly sewn grass. Portions of the property are ideal for row crops, livestock, or pasture use. The property also boasts mountain springs, a year-round creek on several tracts, and ample wildlife, making it an excellent location for hunting and recreation. Whether you're looking for a large private estate, farmland, or a retreat in the mountains of scenic East Tennessee, this auction presents a rare opportunity. Please be sure to read the full Auction Terms and Conditions and review all Auction Details before bidding.

Title: Timeless Tennessee Farm – 66 Acres at Absolute Auction with No Reserve
1025 Livesay Chapel Road

Rare East Tennessee Land Offering – Selling at Absolute Auction! Located at 1025 Livesay Chapel Road in scenic Hancock County, East Tennessee, this remarkable 66.14-acre property will be sold at absolute auction, to the highest bidder regardless of price. The land has been surveyed and divided into 8 tracts, offering buyers the option to purchase individual parcels or the entire property as a whole. Tract 1 features a historic two-story farmhouse built in 1870, along with a classic barn, perfect for restoration, homesteading, or use as a charming rural getaway. This unrestricted property includes row crop land, open pasture, and portions of wooded terrain ideal for hunting and recreation. Much of the cleared land has been sewn in new grass, creating a ready-to-use environment for farming, livestock, or residential development. The property is enhanced by natural mountain springs and a creek, adding both scenic and practical value. Tracts 4 through 8 are located within the 100-year floodplain, making them ideal

for agricultural use or seasonal enjoyment. Whether you're seeking country-style living, investment potential, or a peaceful retreat in the heart of East Tennessee, this property offers a rare and flexible opportunity. Be sure to read the full Auction Terms and Conditions and Auction Details prior to bidding.

Location: Latitude 36.58788, Longitude -83.06522

Driving Directions: Highway 70 to 512, Highway 70, Kyles Ford, TN 37765 (Look for Sign), property on both sides of the road. GPS friendly.

Homeowner Association Fee 0.00

2024 Yearly Property Taxes for 512 Highway 70 are 1,662.23, 1025 Livesay Chapel Road are 924.64

This Property is Being Sold from the survey of Culbertson Surveying.

A 5% grouping fee will be added to the tract's high bids. 512 Highway 70 Lots 4 & 5 show a spring box, Lots 6 will have a deeded easement granting the right to the spring since the spring water supplies the water to the house.

The highest bids will add 10% Buyer's Premium and 1% internet fee.

FL# 5167