

Premier Smoky Mountain Farm

AUCTION-SATURDAY JULY 15, 2023 11:00 AM EST

1176 Butch Bayless Ln Seymour, TN 37865



**Bid live or online
www.gavelproauctions.com**



Auctioneer's comments: We are excited to offer this exquisite property at Auction to settle the Living Estate of Calvin E Parton. Ellejoy Creek Farm is peaceful living at its finest in a picturesque setting. The property includes a 2200 +/- square foot country home situated on 8.55 +/- acres with an additional 33.07 +/- acres in the Foothills of the Smoky Mountains! Ideal for horse lovers and those who love abundant wildlife in a country setting that is still convenient to shopping, entertainment venues and recreation.

Ellejoy Creek Farm is an ideal investment property for development or a great location to build your family estate. Nestled in the foothills of the Smoky Mountains, this 41.62 +/- acre equestrian estate is a breathtaking paradise for horses to roam and play. Fruit trees and grapevines line the yard. Ride your horse or ATV through the mature forest where you might see the deer, turkey and other wildlife. Enjoy fishing for catfish and brim in the beautiful large pond while surrounded by stunning views of the Smokies. Ellejoy Creek Farm is located in Seymour, TN., and is approximately 30 minutes from the McGhee Tyson Airport, 35 minutes from Pigeon Forge, and 45 minutes from Gatlinburg, TN

423.900.1975

10% Buyer's Premium

TAL: 6712



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Real Estate and Auction**

Terms: Real Estate 10% deposit the day of the sale, balance due at closing within 30 days. 10% Buyer's Premium will be added to final bid and successful bidder will be required to sign a note for the entire sale price including buyer's premium which will be null and void upon completion of contract. Notice: All information contained herein deemed reliable but not guaranteed. Auctioneer's statements day of sale will take precedent over all printed material. NOTICE: Under U.S. c4582(d) The purchaser of a single-family residence has a maximum of ten (10) days to conduct a risk assessment or inspection of the property for the presence of lead-based paint hazards. June 1 begins the ten (10) day period. Personal Property to be paid in full on sale day.



Property Characteristics

- 3 Bedroom 3.5 Bath
- 8.55 +/- Acres
- Stocked Fish Pond
- Mountain Views
- Wrap Around and Screened-In Porch
- Newer Roof and Newer Heat Pump
- 2 Car Garage
- 33.07 +/- Additional Acres to be sold

Partial List of Equipment

- 2008 Honda Goldwing 1800 with Hannigan Trike Kit (Wooden Trailer sells separate) 57,186 Miles
- 1994 Honda Goldwing 1500 (Custom Trike with 57' Chevy Fiberglass Body) 76,953 Miles (Trailer sells separate) (can also be used on 2-wheeler)
- 2940 John Deere Tractor (Fresh motor 4,000 hours ago and rebuilt hydraulics)
- 1986 Ford Bronco 5-Speed Straight Shift 6-cylinder V6 4-WD 96,218 miles
- Rotary Cutter • Antiques
- Collectible Hank Williams SR figure with Authenticity certificate
- Hydraulic Post Driver • Corral Panels • Fence Posts
- Misc. Farm items and equipment • Cattle Headgate
- Horse shoeing stocks • Hand made Henry Miller and other saddles
- Quality Furniture and household items
- Too many items to list them all...



Inspection Times:
Sunday July 9, 2023 1:00 PM - 5:00 PM EST **Friday July 14, 2023 3:00 PM - 6:00 PM EST**
2 Hours prior to auction on Saturday July 15, 2023
or by appointment

Check our website for more pictures and items at www.gavelproauctions.com

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JULY 15TH



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