

Farm Land Auction

122 ACRES +/- ROW CROP FARM LAND LOCATED IN GIBSON COUNTY, TENNESSEE

THURS., NOVEMBER 9, 2023 Sale Time: Approx. 2:00 p.m.



TRENTON, TENNESSEE

GPS Coordinates For Land:
35.92203, -88.86434

AUCTIONEER'S NOTE: Garner Auctions Inc. has been commissioned to sell at public auction approx. 114 acres +/- of row crop farmland in Gibson County, TN. This is prime farmland suitable for cotton, corn, wheat, and soybeans. The farm contains excellent hunting opportunities. FSA reports will be available at auction.

DIRECTIONS TO LAND: From Trenton, TN at the intersection of Highway 45 Bypass South and TN-186S/Gibson Rd. head Southeast on TN-186S/Gibson Rd. for 5.2 miles to the farm.

SALE SITE ADDRESS: GIBSON COUNTY FARM SERVICE AGENCY, Ed Jones Agri-Plex Auditorium, 1252 Manufacturers Row, Trenton, TN 38382

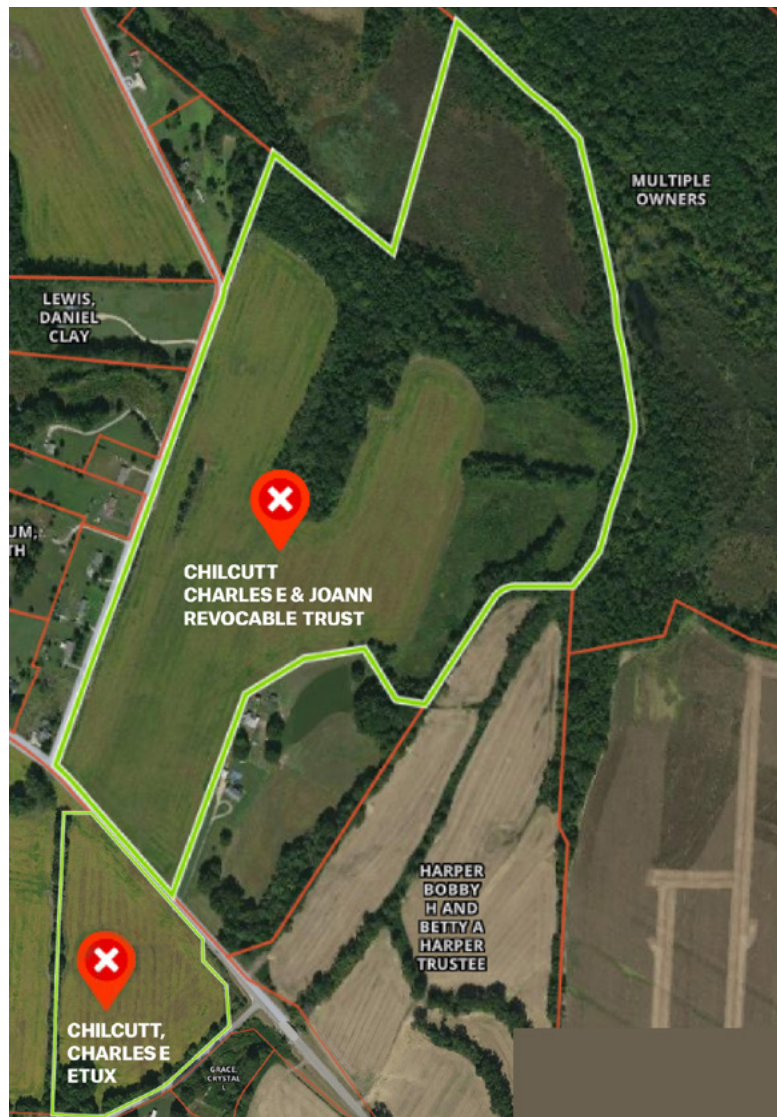
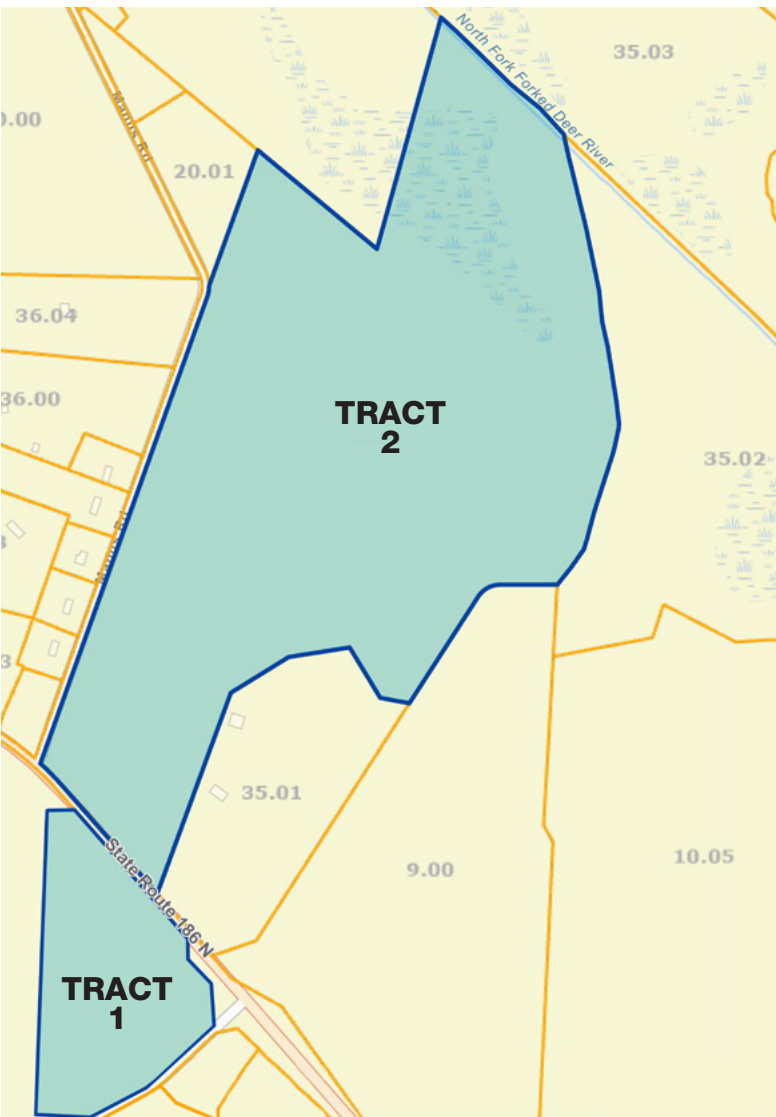
DIRECTION TO SALE SITE: From Trenton, TN at the intersection of Eaton Street and South College Street take South College Street south for approximately 2 miles. At the intersection of South College Street and Manufacturers Row, turn right onto Manufacturers Row. Head west on Manufacturers Row for .2 miles to the sale site on the south side of the road.

Owner: Charles E. & JoAnn Chilcutt Revocable Trust

FARMLAND DESCRIPTION		
Farm: 7066		
Farmland: 113.99		
Cropland: 76.99		
Crop Name	Base Acres	Yield
Wheat	4.86	61
Corn	2.44	126
Soybeans	7.3	37
Seed Cotton	50	2205
Unassigned		
Generic Base	11.5	0
Total	76.1	

Tract 1 – 15.7 Acres +/- PARCEL - 138 007.00		
Tract: 3550		
Farmland: 15.7		
Cropland: 14.94		
Crop Name	Base Acres	Yield
Wheat	0.43	61
Corn	0.22	126
Soybeans	0.65	37
Seed Cotton	12.2	2205
Unassigned		
Generic Base	2.8	0
Total	16.3	

Tract 2 – 106.9 Acres +/- PARCEL - 125 035.00		
Tract: 20439		
Farmland: 98.29		
Cropland: 64.75		
Crop Name	Base Acres	Yield
Wheat	4.43	61
Corn	2.22	126
Soybeans	6.65	37
Seed Cotton	37.8	2205
Unassigned		
Generic Base	8.7	0
Total	59.8	



TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 30 days. Closing will be handled by Dyer Land Title Company. Closing costs will be divided equally between buyer and seller. Seller will collect 2023 rent and pay 2023 real estate taxes. Buyer will assume possession for 2024 crop year.

6% Buyer's Premium will be added to last bid in order to establish selling price and is payable day of auction.

NOTE: We urge you to drive out and inspect these fine properties before auction day.

For more information, contact: Ken Garner (256) 651-6117 or Garner Auctions Inc.



Garner Auctions, Inc.

10334 Paradise Shores Drive • Athens, Alabama 35611

(256) 233-5699 or (877) 914-SOLD

Email: garnerauctionsinfo@gmail.com



KEN GARNER
CAL. AARE PRES.
ALSL 1002, TNSL 2034



FOLLOW US ON

Mississippi Realty 22673, Mississippi Realty 22622, Mississippi Auction 1557,
Tenn. Broker 235048, Tenn. RE Firm 256349, Florida Auction au5001, Georgia Auction au2912

L. K. Garner
AA3071