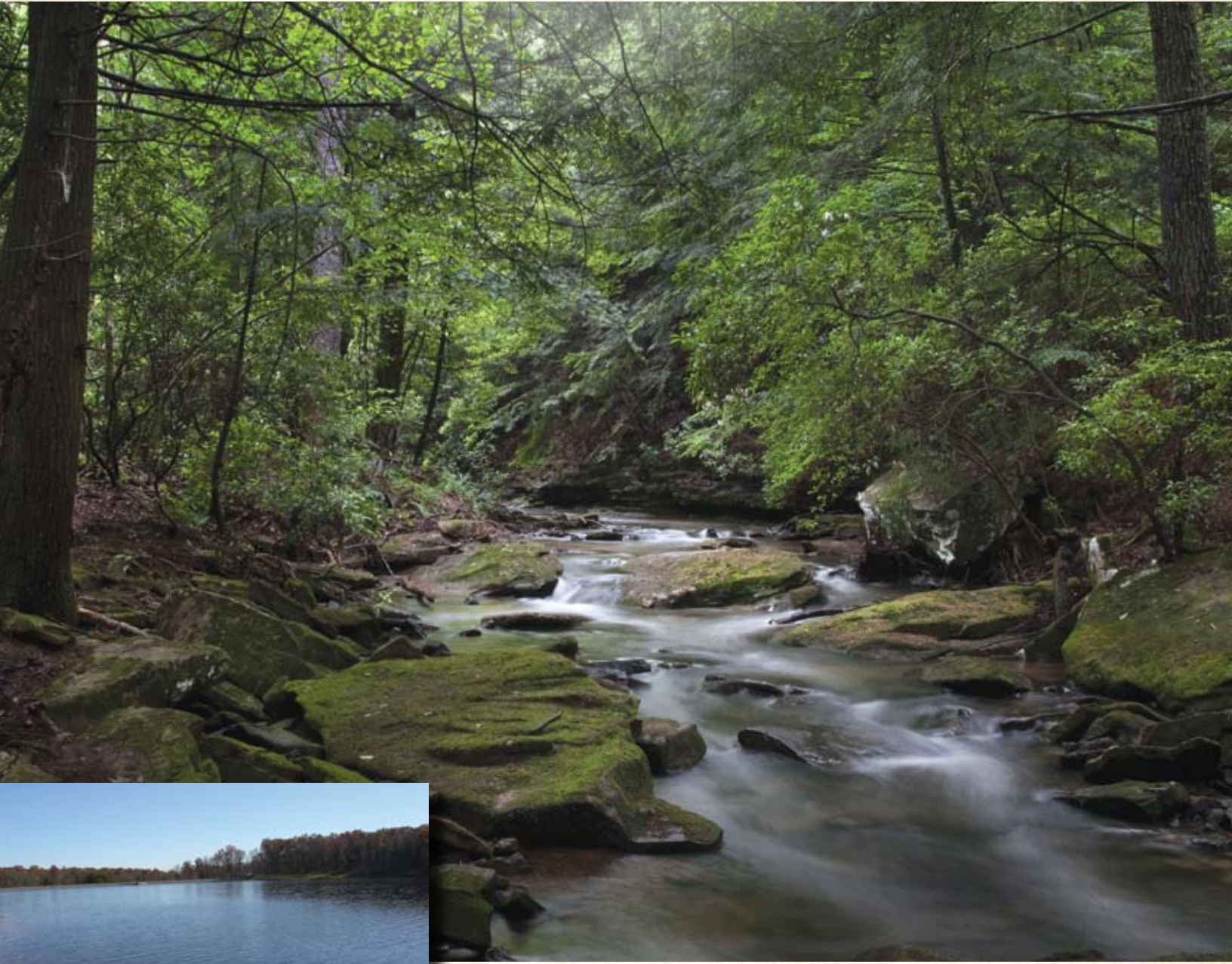


AUCTION

WALDEN'S RIDGE LAKE

3± MILES OF LAKE FRONTAGE



1,250± ACRE SCENIC LANDSCAPE WITH AN 80± ACRE LAKE
OFFERED IN 19 TRACTS WITH 8 SELLING ABSOLUTE



J.P. KING
DEVELOPER DIVISION

Hendon, Tennessee


DECEMBER 5

Saturday at 11:00 AM (CT)

WALDEN'S RIDGE LAKE

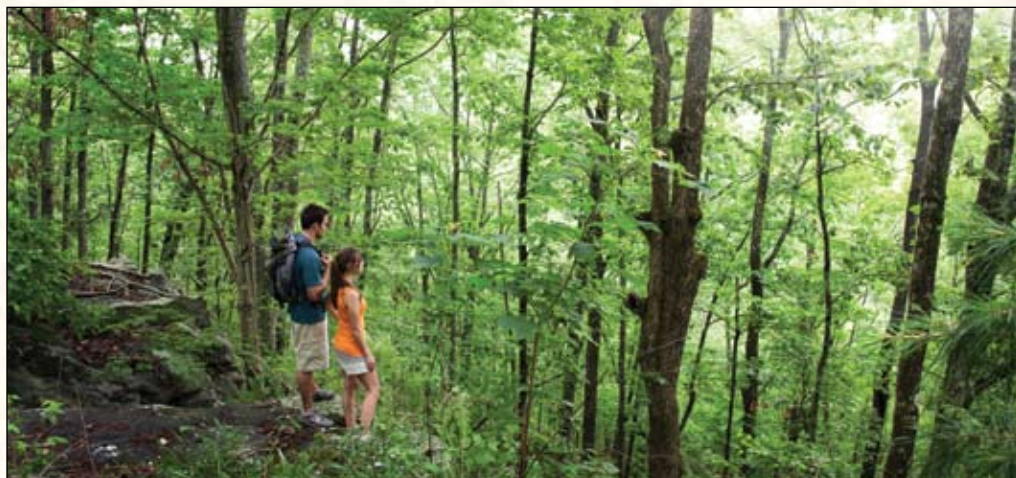
This property is located in the Hendon community near Dunlap & Pikeville, TN. Walden's Ridge Lake is a breathtaking 1,250± acre scenic landscape in southeastern Tennessee. Offered in 19 tracts with 8 tracts selling absolute, this property surrounds a private 80± acre lake bordered by 17 of the available tracts. With rolling hills, hollows, a cave, and streams flowing throughout, this property is ideal for the outdoor enthusiast or those seeking a natural retreat rich with wildlife and picturesque views.



For more photographs of this spectacular property visit www.jpking.com 

A short drive from downtown Chattanooga, Walden's Ridge Lake provides excellent opportunity for a residential community, recreational haven, or second home getaway. The existing gravel roads make travel around the property accessible for vehicles. The property has existing ATV trails and boasts an open field that can accommodate horses and potentially serve any equestrian needs.

Every tract offered in Walden's Ridge Lake will provide owners with lake access and a common area complete with a dock. Public water and electricity are available on all tracts. Hardwoods are plentiful and the topography of each tract is unique to the area.



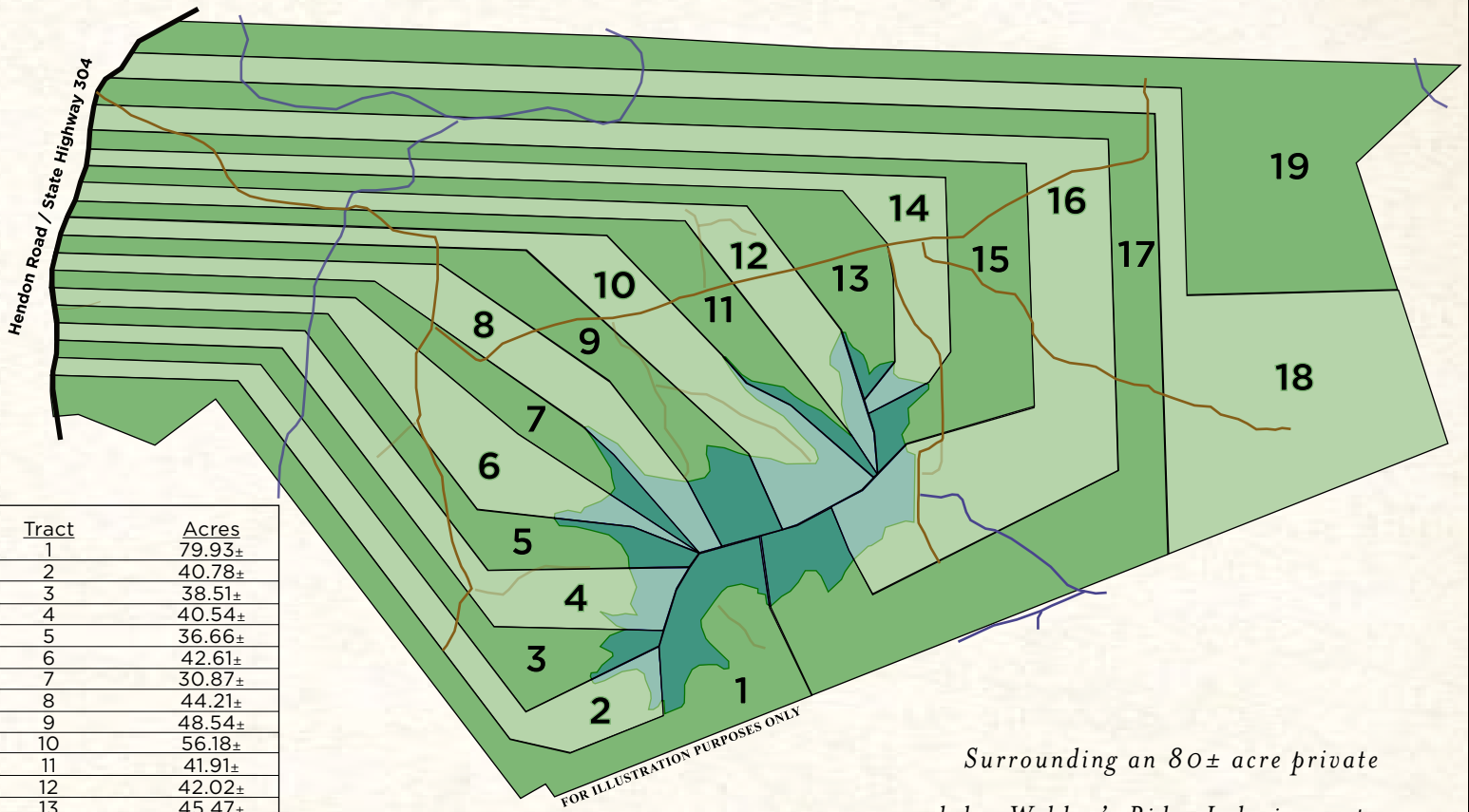
J P. KING

Est. 1915

Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

AUCTION



Tract	Acres
1	79.93±
2	40.78±
3	38.51±
4	40.54±
5	36.66±
6	42.61±
7	30.87±
8	44.21±
9	48.54±
10	56.18±
11	41.91±
12	42.02±
13	45.47±
14	46.80±
15	68.64±
16	126.68±
17	141.07±
18	147.21±
19	135.13±

Surrounding an 80± acre private lake, Walden's Ridge Lake is a nature lover's paradise located in the heart of southeastern Tennessee.



Offering 3± miles of lakefront property, these tracts provide wonderful opportunity for the avid sportsmen and outdoor enthusiasts.



This 1,250± acre property is offered in 19 tracts with 8 tracts selling absolute. With natural landscaping and serene views, Walden's Ridge Lake is ideal for a second home getaway or recreational retreat.

J. P. KING

Auction Company

OFFERS YOU THIS PERSONAL INVITATION

AUCTION

SATURDAY, DECEMBER 5TH • 11:00 AM (CT)



WALDEN'S RIDGE LAKE, *Hendon, TN*

[1,250± acre Scenic Landscape with an 80± Acre Lake in 19 tracts • 8 Tracts Selling Absolute]

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464 Fax: 800.707.4204
www.jpking.com

AUCTION REGISTRATION & SALE SITE

A cashier's check in the amount of \$10,000.00 per tract made payable to the bidder will be required to register to bid. Registration begins at 9:30 A.M. (CT). The sale begins at 11:00 A.M. (CT). The auction will take place at the City Hall of Dunlap, TN. (refer to directions to the sale site).

BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Broker registration forms are available online at www.jpking.com. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

PROPERTY PREVIEW

An auction representative will be available onsite beginning Tuesday, December 1st through auction day from 10:00 A.M. until 3:00 P.M. You may contact the J. P. King Auction representative directly at 256.490.1908.

TERMS

A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing on or before December 30th 2009.

DIRECTIONS TO PROPERTY

From Chattanooga: Travel north on US-27N to TN-111N. Travel on TN-111N for approximately 10.8 miles. Turn right onto Lewis Chapel Road and travel approximately 3.0 miles. Continue onto Wolf Branch Road for 1.1 miles. There will be a slight left at Hendon Road and travel approximately 3.7 miles. The Walden's Ridge sign will be on your right.

DIRECTIONS TO SALE SITE

From Chattanooga: Travel north on US-27 N to TN-111N. Travel on TN-111N for approximately 17.0 miles. Take the US-127 S Exit towards Dunlap. Turn left at Rankin Ave/US-127 S and travel 1.4 miles to the second red light. City hall of Dunlap, TN will be on your right. Address: 15609 Rankin Ave, Dunlap, TN 37327.

AUCTION FINANCING AVAILABLE

Please contact:

Beth Burns
Chattanooga Agricultural Credit Association
3270 North Main Street
P.O. Box 325
Pikeville, TN. 37367
Office 423-447-2154 Fax 423-447-7450 Cell 423-290-1442
E-Mail bbburns@agfirst.com

ON-LINE INFORMATION

Details on this property are available at www.jpking.com. Click on "Featured Auctions," select "Walden's Ridge Lake" to see detailed information on this property.

The following information is available:

- Property Information Package
- Additional Property Photos and Videos
- Auction Terms and Sales Contract
- Buyer Broker Forms and Guidelines
- Promotional Auction Financing



J.P. KING AUCTION COMPANY
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