



ABSOLUTE AUCTION

SATURDAY, NOVEMBER 16, 2024, 11:00 AM CDT
OPEN HOUSE: FRI. NOV. 15, 2024, 12:00-4:00 PM



REAL ESTATE

AUCTIONEERS NOTE

What an opportunity to purchase one of Tennessee's largest apple farms and Tennessee's only citrus farm. This Agritourism farm is set up with endless opportunities to grow and be profitable. The grand open house will be on November 15th from 12:00 to 4:00 PM but will also be available for private showings. Call Chloe Thomas for a private tour. Call Jeff Kiko with any questions on how to purchase and how Auctions work. Walk the land with permission only, call or text.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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GRANITE WHEEL FARM

37.47 Acres
5,373 Sq. Ft. Modern
Farmhouse On 18.47
Acres

344 WHITAKER RD.,
SHELBYVILLE, TN 37160

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 6 Bedrooms, 3.5 Baths
- 4-Car Garage
- Pole Building, Livestock Barn
- Three Greenhouses
- 3.5-Acre Pond
- Apple Orchards, 23,000 Apple Trees
- 1,976 Sq. Ft. Home On 1.5 Acres
- 17.5-Acre Open Vacant Land Parcel
- Bedford County, TN, 60 Miles South Of Nashville, TN



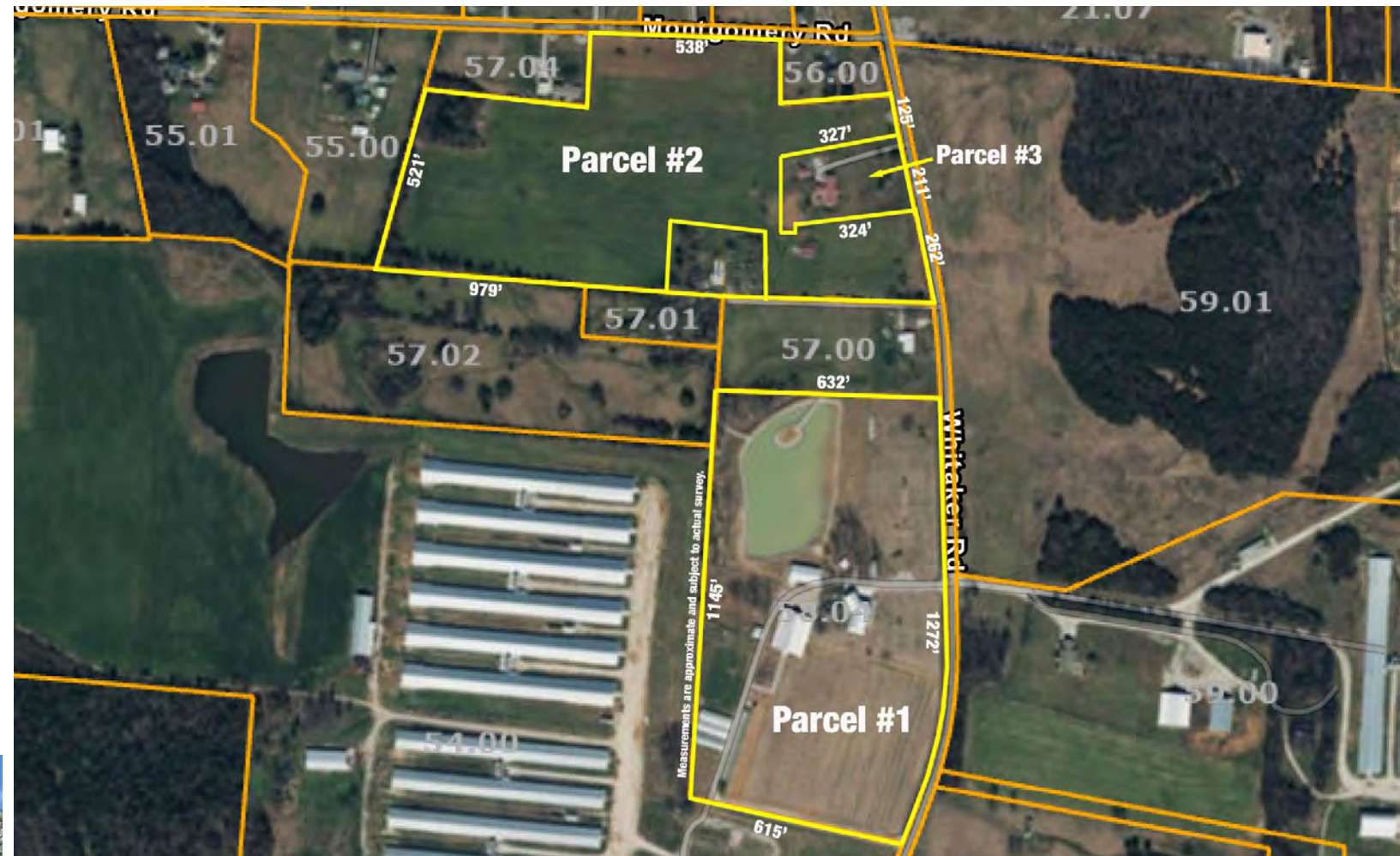
Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidders on location.

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REAL ESTATE

Agritourism at its finest! This 37.47-acre farm will not disappoint. Situated in the heart of Bedford County just west of Shelbyville, Tennessee and 1 hour south of Nashville, this property is currently being run as a successful "U Pick" apple orchard and citrus farm. The profitability and possibilities are endless. Beautiful modern farmhouse totally remodeled from top to bottom in 2020. The main residence boasts 5,373 sq. ft., 6 bedrooms, wraparound porch, 3.5 baths and a four-car garage. Other structures include 3,360 sq. ft. open ended pole/livestock building, 74'x112' pole building, storage buildings, 3.5-acre stocked pond and three large citrus greenhouses. There are over 26,000 apple trees and over 32 different varieties of apples, oranges, lemons, limes, grapefruit and mandarins. Less than a 1/4 mile down the road is the 1,976 sq. ft. manufactured home (326 Whitaker Rd. has Life Estate), garage, additional apple orchard and storage buildings. Total 1-year real estate taxes are \$5,419.46. Two parcel numbers include #085 058.04 & #085 057.03

Parcel #1: 344 Whitaker Rd. – Southern charm at its finest! Modern 5,373 sq. ft. farmhouse situated on 18.47 acres with outbuildings, greenhouses and 3.5-acre pond. This Agritourism parcel has 5,000+ apple trees plus the citrus orchard greenhouses. Home has natural gas heat, city water, septic, well water and loads of updates. There is approx. 1,272 ft. of road frontage on Whitaker Rd. Real estate 1-year taxes are \$4,489.96. You will absolutely fall in love with this property!

Parcel #2: 17.5 acres of vacant land. This parcel has the "Granite Wheel Farm" apple orchard maze with 18,000 apple trees. With frontage on Montgomery Rd. and Whitaker Rd., this is an ideal investment or development piece.

Parcel #3: 326 Whitaker Rd. - Manufactured home built in 1990 situated on 1.5 acres. The home is 1,976 sq. ft. and has a detached 24'x32' garage and is on city water and septic. The home currently has a "Life Estate" tenant that will transfer with the property. Please do not disturb the tenant. Home will be open auction morning only starting at 10:00 AM.