



71.04± Acres in 10 Tracts near the Tennessee River in Perry County, TN (10)



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Last Revised and Published on 07/03/24 at 9:28 AM

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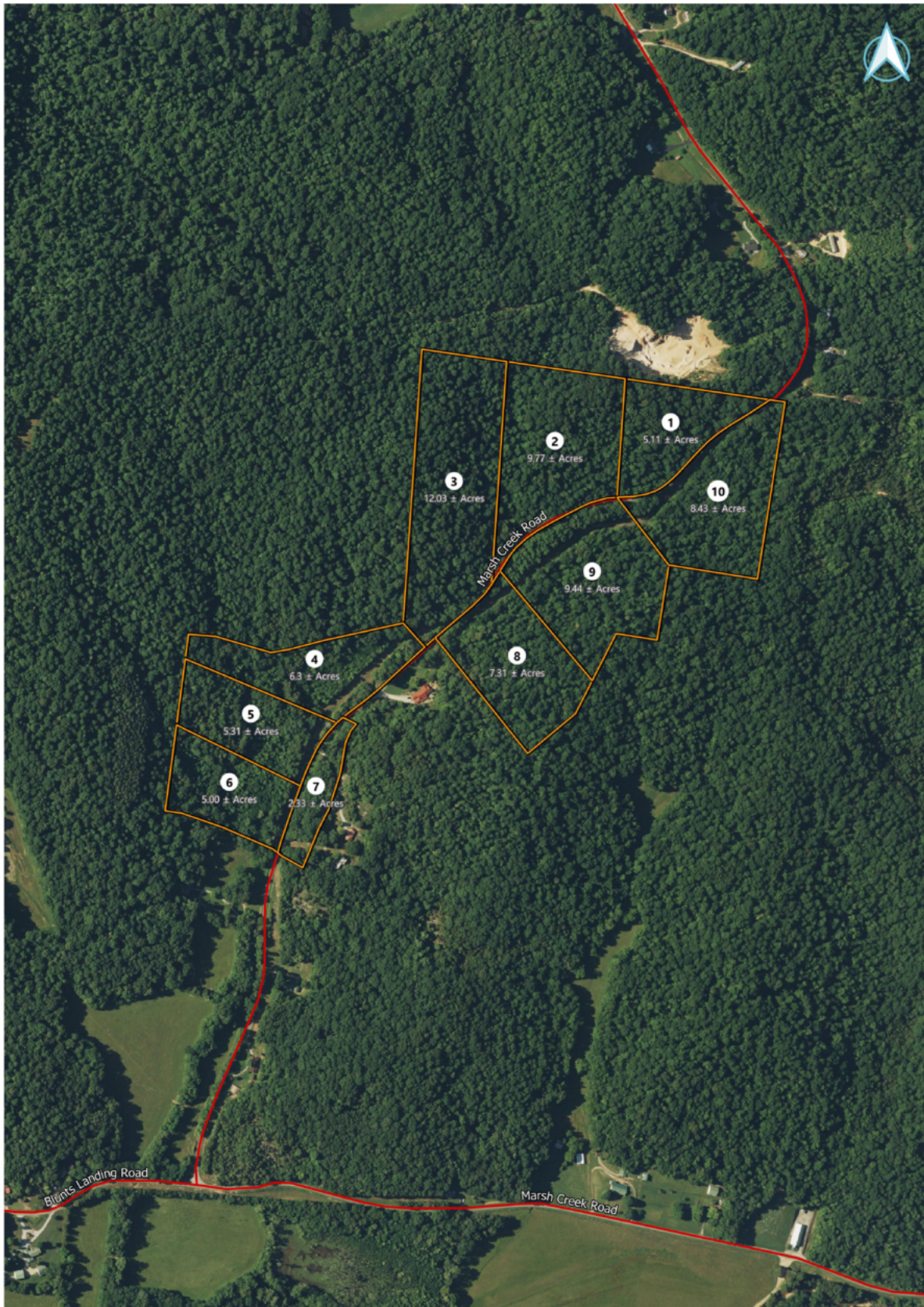
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Auction Sales Map



ADVANCED LAND SURVEYING, INC.

2000 WILSON SCHOOL ROAD HENDERSON, TENNESSEE 38340 731-983-0509

11-10-23

This is to certify that Advanced Land Surveying, Inc., R.L.S. #2127, has surveyed the following tract of land lying in the First Civil District of Perry County, Tennessee and being a tract of land belonging to Eldred Allen;

Beginning at a wood post found in the West right of way of Denton Road at the Northeast corner of Mike Rhodes as recorded in Deed Book P19, Page 849, Register's Office of Perry County, Tennessee, said point being the POINT OF BEGINNING; thence from the point of beginning and with the North line of Rhodes and generally following an old fence, the following 2 calls; N.66°09'26"W., a distance of 261.80 feet; thence N.70°34'35"W., a distance of 120.98 feet to a point at the Southeast corner of GL Land LLC as recorded in Deed Book D41, Page 53; thence with lines of GL Lane, the following 3 calls; N.10°14'02"E., a distance of 506.37 feet to a point; thence S.79°45'58"E., a distance of 99.00 feet to a point; thence N.10°14'02"E., a distance of 349.96 feet to a point in a Southern line of Herman Rhodes as recorded in Deed Book S20, Page 199; thence with lines of Rhodes, the following 5 calls; S.73°20'54"E., a distance of 105.92 feet to a painted tree; thence N.80°36'08"E., a distance of 87.22 feet; thence N.75°54'21"E., a distance of 179.03 feet; thence N.78°06'44"E., a distance of 381.12 feet to a twin hickory; thence N.04°20'13"E., a distance of 1,314.65 feet to an iron pipe found in the South line of Jimmy Yarbrow as recorded in Deed Book D34, Page 335; thence with the South line of Yarbrow, S.81°18'34"E., a distance of 1,681.94 feet to a point in the centerline of Denton Road; thence continue Easterly along said line, a distance of 73.50 feet to an iron pin found at the Northwest corner of James Westbrook as recorded in Deed Book D15, Page 412; thence with the West line of Westbrook, S.09°16'19"W., a distance of 857.74 feet to an iron pin found at the Northeast corner of James Westbrook as recorded in Deed Book J13, Page 484; thence with lines of Westbrook, the following 5 calls; N.80°37'11"W., a distance of 429.25 feet to an iron pin found; thence S.09°17'38"W., a distance of 363.16 feet to an iron pin found; thence N.80°41'52"W., a distance of 198.08 feet to an iron pin found; thence S.27°20'14"W., a distance of 430.51 feet to an iron pin found; thence S.50°35'35"W., a distance of 296.78 feet to an iron pin found at the Northeast corner of Barbara Calhoun as recorded in Deed Book D14, Page 299; thence with the North line of Calhoun, N.38D13'44"W., passing an iron pin found at 576.75 feet and an iron pin set at 684.91 feet and continuing on for total distance of 709.34 feet to a point in the centerline of Denton Road; thence with the centerline of Denton Road, the following 5 calls; S.48°17'16"W., a distance of 109.58 feet; thence S.47°52'49"W., a distance of 252.00 feet; thence S.50°24'45"W., a distance of 75.16 feet; thence S.53°34'29"W., a distance of 110.53 feet; thence S.50°16'48"W., a distance of 36.15 feet to a point at the Southwest corner of Calhoun; thence with the South line of Calhoun, S.63°11'39"E., a distance of 70.34 feet to an iron pin set in the centerline of an old roadbed at the Northwest corner of Tina Hutson as recorded in Deed Book D7, Page 726; thence with the West line of Hutson and then David Maness, the following 7 calls; S.39°37'32"W., a distance of 39.46 feet; thence S.24°05'15"W., a distance of 65.10 feet; thence S.10°10'03"W., a distance of 131.24 feet; thence S.12°22'40"W., a distance of 23.71 feet; thence S.18°11'57"W., a distance of 174.21 feet; thence S.27°43'09"W., a distance of 102.64 feet; thence S.22°45'28"W., a distance of 203.79 feet to an iron pipe found in a Northern line of John Westbrook as recorded in Deed Book J13, Page 367; thence with the North line of Westbrook, N.60°14'47"W., a distance of 115.22 feet to an iron pin set in the East right of way of Denton Road; thence N.51°14'55"W., a distance of 53.16 feet to the POINT OF BEGINNING.



ADVANCED LAND SURVEYING, INC.

2000 WILSON SCHOOL ROAD HENDERSON, TENNESSEE 38340 731-983-0509

Containing 66.62 acres.

Including 3.51 acres of public right of way for Denton Road;

There is an apparent driveway easement across the above described tract to serve the Tina Hutson and David Maness properties.

ADVANCED LAND SURVEYING, INC.

2000 WILSON SCHOOL ROAD HENDERSON, TENNESSEE 38340 731-983-0509

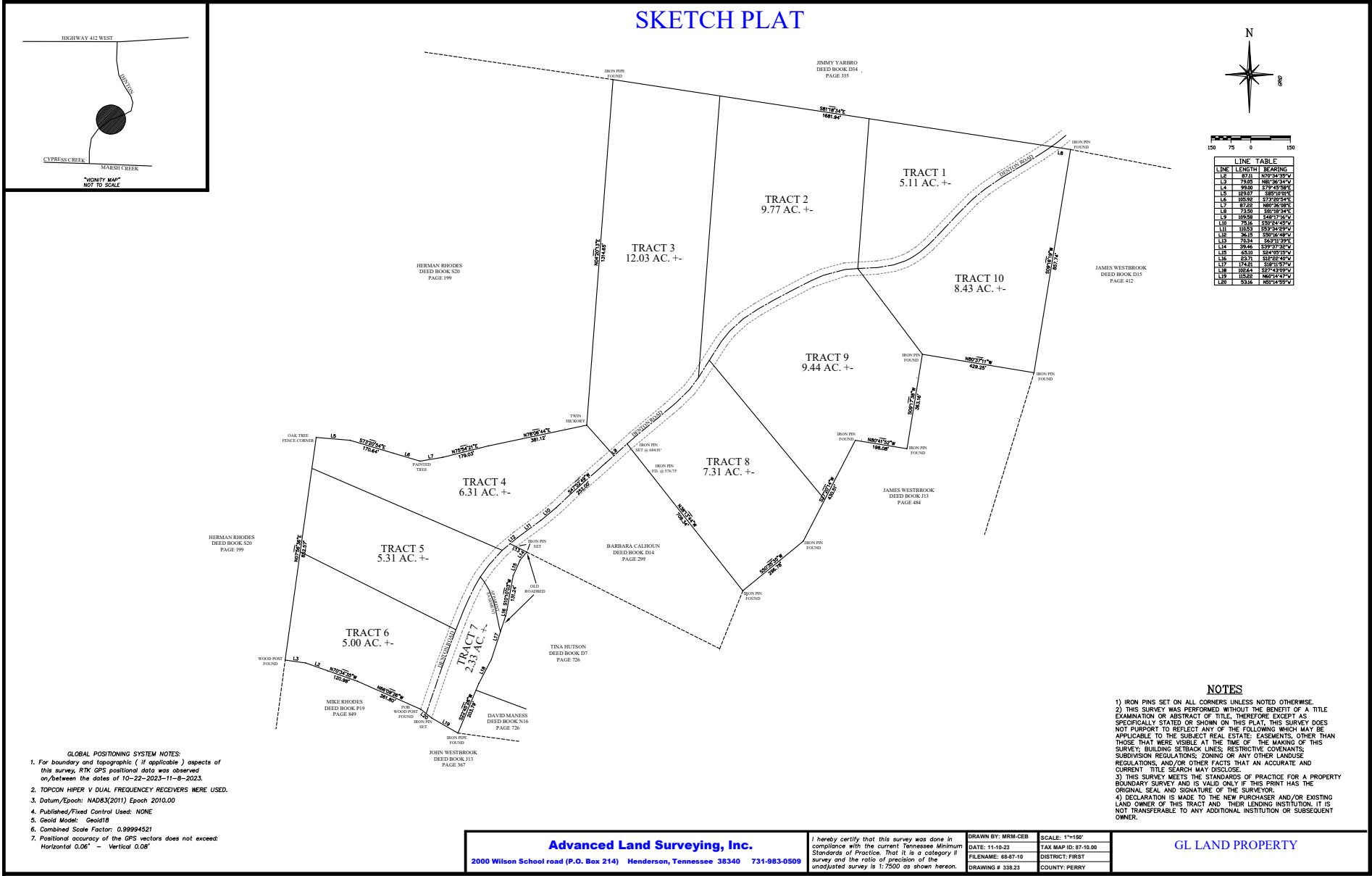
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This is to certify that Advanced Land Surveying, Inc., R.L.S. #2127, has surveyed the following tract of land lying in the First Civil District of Perry County, Tennessee and being a tract of land belonging to GL Land, LLC as recorded in Deed Book D41, Page 53, Register's Office of Perry County, Tennessee;

Beginning at a wood post found in the East line of Herman Rhodes as recorded in Deed Book S20, Page 199 and being the Northwest corner of Mike Rhodes as recorded in Deed Book P19, Page 849, Register's Office of Perry County, Tennessee, said point being the POINT OF BEGINNING; thence from the point of beginning and with lines of Herman Rhodes, the following 3 calls; N.07°56'36"E., a distance of 852.57 feet to an oak tree fence corner; thence S.85°10'01"E., a distance of 129.07 feet; thence S.73°20'54"E., a distance of 170.64 feet to a point at the most Western Northwest corner of Eldred Allen; thence with lines of Allen, the following 3 calls; S.10°14'02"W., a distance of 349.96 feet to a point; thence N.79°45'58"W., a distance of 99.00 feet to a point; thence S.10°14'02"W., a distance of 506.37 feet to a point in the North line of Mike Rhodes; thence with lines of Mike Rhodes, the following calls; N.70°34'35"W., a distance of 87.11 feet; thence N.81°36'34"W., a distance of 79.05 feet to the POINT OF BEGINNING.
 Containing 4.41 acres.



Sales Map



Tax Information 1



Page 1



LOCATION

| | |
|------------------|------------------|
| Property Address | Denton Rd TN |
| Subdivision | |
| County | Perry County, TN |

PROPERTY SUMMARY

| | |
|------------------|-------------|
| Property Type | Residential |
| Land Use | |
| Improvement Type | |
| Square Feet | |

GENERAL PARCEL INFORMATION

| | |
|----------------------|------------|
| Parcel ID/Tax ID | 087 010.02 |
| Special Int | 000 |
| Alternate Parcel ID | |
| Land Map | 087 |
| District/Ward | 01 |
| 2020 Census Trct/Blk | 9302.01/1 |
| Assessor Roll Year | 2022 |

Tuesday, January 23, 2024



CURRENT OWNER

| | |
|-----------------|---|
| Name | GI Land LLC |
| Mailing Address | 52 Oakland Ave Ste 111 Hartford, CT 06108-4098 |

SCHOOL INFORMATION

These are the closest schools to the property

| | |
|---------------------------------|----------|
| Linden Elementary School | 8.5 mi |
| Elementary: Pre K to 4 | Distance |
| Linden Middle School | 8.7 mi |
| Primary Middle: 5 to 8 | Distance |
| Perry County High School | 8.7 mi |
| High: 9 to 12 | Distance |

SALES HISTORY THROUGH 01/10/2024

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|----------|---|---------------------------------------|---------------|-------------|------------------------|
| 2/3/2023 | \$18,000 | GI Land LLC | Harrison Jeff | Warranty Deed | | D41/53 23000285 |
| 7/11/2017 | \$2,100 | Harrison Jeff | Allen James Eldred Jr | Tax Sale Deed | | D25/400 17002620 |
| 6/23/2016 | | Allen James Eldred Jr % Harrison Jeff | Allen James Eldred Jr % Harrison Jeff | | 8 | D22/478 |
| 2/23/1990 | \$1,000 | Allen James Eldred Jr % Eldred Allen Etux | | Warranty Deed | | F9/65 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|----------|-----------------------|---------|--------------|--------|
| Appraisal Year | 2022 | Assessment Year | 2022 | | |
| Appraised Land | \$29,000 | Assessed Land | | Perry | 2.2964 |
| Appraised Improvements | | Assessed Improvements | | | |
| Total Tax Appraisal | \$29,000 | Total Assessment | \$7,250 | | |

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| | | |
|--|----------------------|--|
| | Exempt Amount | |
| | Exempt Reason | |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2022 | | \$166.49 | \$166.49 |
| 2021 | | \$166.49 | \$166.49 |
| 2019 | | \$117.80 | \$117.80 |
| 2018 | | \$117.80 | \$117.80 |
| 2017 | | \$116.38 | \$116.38 |
| 2016 | | \$116.38 | \$116.38 |
| 2015 | | \$114.00 | \$114.00 |
| 2014 | | \$111.10 | \$111.10 |
| 2013 | | \$111.10 | \$111.10 |

MORTGAGE HISTORY

| Date | Loan Amount | Borrower | Lender | Book/Page or Document# |
|------------|-------------|-------------|-------------|------------------------|
| 12/20/2023 | \$123,527 | GI Land LLC | Jimmy Allen | 149/694 23002160 |

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

| | |
|--|--------------------------------|
| Land Use | Lot Dimensions |
| Block/Lot | Lot Square Feet 348,479 |
| Latitude/Longitude 35.602864°/-87.994960° | Acreage 8 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | |
|--------------------------------|----------------------------------|
| Gas Source | Road Type Paved |
| Electric Source Public | Topography Rolling |
| Water Source Individual | District Trend Stable |
| Sewer Source | Special School District 1 |
| Zoning Code | Special School District 2 |
| Owner Type | |

LEGAL DESCRIPTION

| | |
|--------------------|-------------------------|
| Subdivision | Plat Book/Page |
| Block/Lot | District/Ward 01 |
| Description | |

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47135C0250D | 09/29/2010 |

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Tax Information 2



LOCATION

Property Address 8475 Denton Rd
Linden, TN 37096-4664

Subdivision

County Perry County, TN

PROPERTY SUMMARY

Property Type Farm

Land Use Agriculture And Related Activities

Improvement Type Single Family

Square Feet 936

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 087 010.00

Special Int 000

Alternate Parcel ID

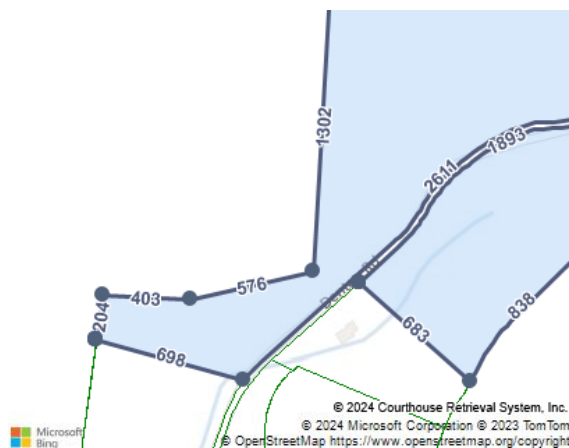
Land Map 087

District/Ward 01

2020 Census Trct/Blk 9302.01/1

Assessor Roll Year 2022

Tuesday, January 23, 2024



CURRENT OWNER

Name GI Land LLC

Mailing Address 8475 Denton Rd
Linden, TN 37096-4664

SCHOOL INFORMATION

These are the closest schools to the property

Linden Elementary School 8.3 mi

Elementary: Pre K to 4 Distance

Linden Middle School 8.5 mi

Primary Middle: 5 to 8 Distance

Perry County High School 8.5 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 01/10/2024

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|------------|-----------|--------------|--------------------|---------------|-------------|------------------------|
| 12/21/2023 | \$176,467 | GI Land LLC | Allen Jimmy Edward | Warranty Deed | | D43/824 23002159 |
| | | Allen Eldred | | | | O-15/592 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|-----------|-----------------------|----------|--------------|--------|
| Appraisal Year | 2022 | Assessment Year | 2022 | | |
| Appraised Land | \$83,700 | Assessed Land | | Perry | 2.2964 |
| Appraised Improvements | \$27,400 | Assessed Improvements | | | |
| Total Tax Appraisal | \$111,100 | Total Assessment | \$27,775 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

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Information Deemed Reliable But Not Guaranteed.



| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2022 | | \$637.83 | \$637.83 |
| 2021 | | \$637.83 | \$637.83 |
| 2019 | | \$717.96 | \$717.96 |
| 2018 | | \$717.96 | \$717.96 |
| 2017 | | \$709.28 | \$709.28 |
| 2016 | | \$709.28 | \$709.28 |
| 2015 | | \$694.80 | \$694.80 |
| 2014 | | \$579.51 | \$579.51 |
| 2013 | | \$579.51 | \$579.51 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

| | | | | |
|-------------------------------------|---------------|------------------------------|---------|-----------|
| Type | Single Family | Condition | Average | Units |
| Year Built | 1943 | Effective Year | 1949 | Stories 1 |
| BRs | | Baths | F H | Rooms |
| Total Sq. Ft. | 936 | | | |
| Building Square Feet (Living Space) | | Building Square Feet (Other) | | |
| Base 936 | | Carport Unfinished 132 | | |
| | | Open Porch Finished 150 | | |
| | | Utility Unfinished 77 | | |

- CONSTRUCTION

| | | | |
|--------------------|--------------------|-------------------|------------------------|
| Quality | Below Average | Roof Framing | Gable/Hip |
| Shape | Rectangular Design | Roof Cover Deck | Corrugated Metal |
| Partitions | | Cabinet Millwork | Below Average |
| Common Wall | | Floor Finish | Vinyl Or Cork Tyle |
| Foundation | Continuous Footing | Interior Finish | Paneling Below Average |
| Floor System | Wood W/O Sub Floor | Air Conditioning | |
| Exterior Wall | Siding Average | Heat Type | |
| Structural Framing | | Bathroom Tile | |
| Fireplace | | Plumbing Fixtures | 3 |

- OTHER

| | | | |
|-----------|----------|----------------------|-------|
| Occupancy | Occupied | Building Data Source | Owner |
|-----------|----------|----------------------|-------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Year Built | Condition |
|------------------|---------------------|------------|-----------|
| Utility Building | 10X12 | 1951 | POOR |
| Pole Barn | 26X30 | 1954 | POOR |
| Utility Building | 15X9 | 1949 | POOR |

PROPERTY CHARACTERISTICS: LOT

| | | | |
|--------------------|------------------------------------|-----------------|-----------|
| Land Use | Agriculture And Related Activities | Lot Dimensions | |
| Block/Lot | | Lot Square Feet | 2,722,489 |
| Latitude/Longitude | 35.607490°/-87.990629° | Acreage | 62.5 |

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| Type | Land Use | Units | Tax Assessor Value |
|------------|----------|---------|--------------------|
| Woodland 2 | | 45.5 Ac | \$43,230 |
| Rotation | | 16 | \$35,200 |
| Imp Site | | 1 | \$5,250 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | | | |
|-----------------|-------------------------------|---------------------------|---------|
| Gas Source | Individual - Manufactured Gas | Road Type | Paved |
| Electric Source | Public | Topography | Rolling |
| Water Source | Individual | District Trend | Stable |
| Sewer Source | Individual | Special School District 1 | |
| Zoning Code | | Special School District 2 | |
| Owner Type | | | |

LEGAL DESCRIPTION

| | |
|-------------|------------------|
| Subdivision | Plat Book/Page |
| Block/Lot | District/Ward 01 |
| Description | |

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47135C0250D | 09/29/2010 |