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# SWAIN COUNTY (BRYSON CITY), NC

## ALMOND COMMUNITY

SATURDAY, AUGUST 29, 2:00 P.M.

**253± ACRES IN 2 TRACTS  
PLUS 38 LOTS OFFERED IN 5 GROUPS  
LOCATED IN ALMOND ESTATES**



SALE SITE: NANTAHALA VILLAGE RESORT (2± MILES FROM PROPERTY)  
9400 HIGHWAY 19 W, BRYSON CITY, NORTH CAROLINA 28713



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**JOHN DIXON**  
& ASSOCIATES  
AUCTIONS • MARKETING



## ABOUT THE PROPERTY

**T**his is beautiful property in the fabulous mountains of western North Carolina adjoining the Smoky Mountain National Park. Great Location! Easy Access! Just a couple of miles off major US highways and only about an hour drive to Asheville and Gatlinburg.

The 38 residential lots in Almond Estates range in size from 1/2 acres to 2 acres and are located just above the Nantahala River. The 253 acres consist of high mountains and rolling hills ideal for homesites with fantastic views.

Be sure to inspect this property before sale day and be ready to bid at auction...**where you set the price!**

## IS IT A GOOD LOCATION?

**Y**es! The property is located just 1 mile from Marina on Fontana Lake and joins Smoky Mountain National Park. It is 8 miles from Bryson City, 18 miles from Cherokee, 20 miles from Fontana and 35 miles from Murphy.

## HOW DO I GET THERE?

**F**rom the intersection of U.S. 19 & U.S. 74 (Appalachian Highway) and NC Highway 28 North at the beginning of the four-lane (Great Smoky Mountain Expressway), just 7 miles south of the Bryson City city limits; go north on NC Highway 28 towards Robbinsville and Fontana for 1 mile. Cross the bridge over Fontana Lake and Nantahala River; turn left on Watia Road then proceed 0.7 miles to the property. Auction signs and arrows will direct.



Frontage on Watia Road



Fontana Lake / Nantahala River



Private Roads in Almond Estates

Pigeon Forge

Gatlinburg

- 253± acres selling in two tracts
- 8 miles from Bryson City
- 20 miles from Fontana
- 18 miles from Cherokee
- 33 Miles from Murphy
- 1 mile from marina on Fontana Lake
- Property joins Smoky Mountain National Park



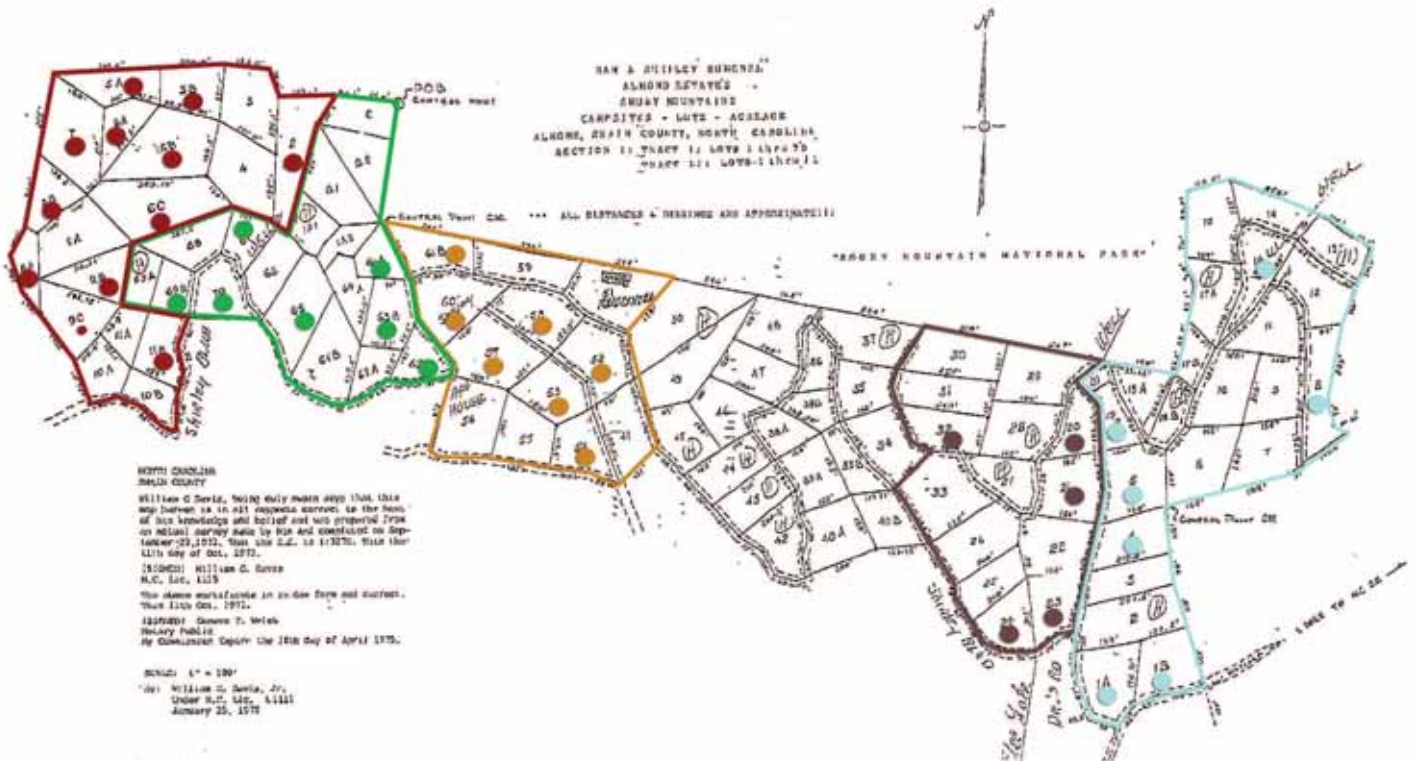
**7 OFFERINGS AND AS A WHOLE**

- 3101 - 7 LOTS
- 3102 - 5 LOTS
- 3103 - 7 LOTS
- 3104 - 7 LOTS
- 3105 - 12 LOTS
- 3106 - 231± ACRES
- 3107 - 21± ACRES

**ALMOND ESTATES**  
 BRYSON CITY, N.C.  
 GREAT SMOKEY MOUNTAIN NATIONAL PARK

**LOT GROUPS**

- 3101 - 7 LOTS: 1A, 1B, 4, 5, 8, 16, 19
- 3102 - 5 LOTS: 20, 21, 23, 24, 32
- 3103 - 7 LOTS: 52, 53, 54, 57, 58, 60, 61B
- 3104 - 7 LOTS: 61A, 62, 63B, 65, 67, 69B, 70
- 3105 - 12 LOTS: 2, 5A, 5B, 6A, 6B, 6C  
7, 8A, 8B, 9B, 9C, 11B





2140 Newmarket Parkway, Suite 118  
Marietta, GA 30067  
telephone: 770.425.1141  
facsimile: 770.425.4413

**John Dixon & Associates**  
*Setting the standard in professionalism.*

## Auction Terms & Conditions

**AUCTION LOCATION:** The auction will be held at the Nantahala Village Resort, 9400 Highway 19 W, Bryson City, North Carolina 28713 on Saturday, August 29, 2:00 p.m.

**INSPECTION:** Property is available for inspection at your own risk anytime.

**TERMS FOR LIVE BIDDING:** Pay 15% down of the purchase price at the auction. Balance will be paid in full at closing to be held within 30 days. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

**TERMS FOR ONLINE BIDDING:** The online registration will need to be completed, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined in the terms for live bidding which must be certified funds or wire transfer within 24 hours upon receipt of contract, a charge of \$5,000 will be placed on the account. The card is for verification purposes to ensure we have serious bidders. Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date. The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

**AUCTIONEER'S AUTHORITY:** The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

**BROKER PARTICIPATION:** A 2% commission of the high bid, before adding buyer's premium, will be paid to any qualified licensed real estate broker in the state where the property is located whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by email or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 2140 Newmarket Parkway, Suite 118, Marietta, GA 30067, **Attention: Danielle Foreman at closing@johndixon.com**, no later than 4:00 p.m. eastern time on the business day preceding the auction. Broker registration may be faxed to 770.425.4413 UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the broker must attend the auction with

the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. **Visit johndixon.com to download a form.**

**CLOSING:** Balance of the purchase price is due in 30 days, on or before **Monday, September 28, 2020.**

**CLOSING ATTORNEY:** Closing(s) will be conducted by Elizabeth Brigham, Brigham & Mattox, PLLC, 230 Main Street, Bryson City, North Carolina, 28713 (828.488.4747 or elizabeth@brysonlawyers.com). Closing attorney represents the seller and will only prepare the deed, closing statement and collect the balance due from the purchase at a fee of \$600.00 per closing which will be paid by the purchase. In addition, purchaser will pay all other closing costs, including, but not limited to, recording fees, title examination, transfer tax and purchaser's legal fees. taxes will be prorated to date of closing. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141 or closing@johndixon.com.

**AGENCY:** John Dixon & Associates, auctioneer/broker, are acting exclusively as agents for the seller.

**SPECIAL NOTE:** Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. The only representation and warranties made are those contained in the Contract of Sale. Seller reserves the right to add or delete property and/or cancel the sale. Property will be conveyed by **Warranty Deed and will be conveyed by prior deeds and plats of record. No new survey work will be done.** Information contained herein was obtained from sources deemed reliable. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute at their sole discretion. The property will sell "as-is, where-is" with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchaser's representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.

**CALL FOR ADDITIONAL INFORMATION**  
**800.479.1763 • johndixon.com**

