The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the “Terms and Conditions”). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions.

Please see full terms and more photos at whitetailproperties.com and williamsauction.com

• Bidders may participate in the auction on site or online at AuctionNetwork.com.
• On site bidders should bring a government issued ID.
• All properties and or any improvements thereto are sold “AS IS, WHERE IS” with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
• This sale is subject to a buyer’s premium - see website for buyer’s premium amount/minimum that may apply to each property.
• Announcements on the day of the sale shall take precedence over any prior advertisements.
• Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price ($5,000 minimum) immediately following auction - cash, cashier’s checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
• The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
• All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
• Possession at closing, subject to tenant’s rights, if any.
TRACT 1 – BOWLENS CREEK FARM
159 AC± FARM: Bring your horses to this perfect mountain farm. With approximately 20 acres of fenced pasture in place, this farm is ready to become the horse farm of your dreams. The pasture features rolling topography before soaring to beautiful blue ridge mountain vistas. A bold mountain trout stream traverses the property providing a perfect water source as well as fishing opportunities. The balance of the property is covered in mature timber. Many home sites exist that will allow the new owner to take advantage of the layered mountain views. An old barn that could be refurbished is present. Whitetail deer, grouse and wild turkeys make this farm home. The property sits only a short drive from the Tryon International Equestrian Center.
- Fenced pasture
- Tillable acreage
- Old barn on site
- The Tryon International Equestrian Center is an hour and a half away
- Great whitetail deer population
- Trout stream
- Great access
- Hardwood and pine forest
- Long range mountain views
- Income potential from pasture lease and mature timber

TRACT 2 – HICKORY SPRINGS TRACT
95 AC± FARM: This is one of the most picturesque farms in Western North Carolina. It is very rare to find the combination of great views, fenced pasture and a beautiful clear mountain stream all on one tract. This property has all of that and more. The property currently has nearly 15 acres of fenced pasture perfect for horse lovers. The property is a short drive to the amazing Tryon International Equestrian Center. There is also an historic barn and silo on site that could easily be restored. An old log cabin that once sat on the property has been disassembled and stored in the barn. The current owner would be delighted for the buyers to have the cabin so that it could be reassembled on the land. Many gorgeous homesites exist all offering bold layered mountain views. Great hunting for deer, turkey and grouse is available on the property.
- An hour and a half drive to the Tryon International Equestrian Center
- 10 minutes to Burnsville North Carolina
- Whitetail deer and wild turkey frequent the property
- Beautiful clear mountain stream on site
- Incredible mountain views
- Approximately 15 acres of fenced pasture
- Income potential from pasture lease and mature timber

AUCTION: JUNE 6, 6PM
Yancey County Senior Center | 503 Medical Campus Drive | Burnsville, NC

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