HENRY B. GLASCOCK COMPANY
EXPERTS IN REAL ESTATE SINCE 1921

PROPERTY
INFORMATION PACKAGE



REAL ESTATE AUCTION · SALE TO DISTRIBUTE AMONG HEIRS

Peaceful Meigs County Property

1972 Home, Cabin & Detached Garage on ±24.43 Gently Rolling Acres with a ±1.5-Acre Pond

5927 S NOPONE VALLEY RD · DECATUR, TN 37322 · MEIGS COUNTY

NOV 14

Saturday · 11:00 AM

HELD ON-SITE · OPEN HOUSES SUN NOV 1 & 8, 2–4 PM

±24.43	±1.5	±1,600	3
ACRES	ACRE POND	SF HOME	STRUCTURES

PHONE BIDS ACCEPTED Can't be there on auction day? Call **423.991.7221** to bid by phone.

GlascockAuction.com
3085 Broad Street, Chattanooga, TN 37408

Henry Glascock · 423.991.7221
10% Buyer's Premium · Auctioneer: Karl Sodergren, TNAL #6300

01 Property Overview

Set on approximately 24.43 acres of gently rolling land in Meigs County, this property offers open grass areas, mature hardwoods and pines, and an approximately 1.5-acre pond near the home site. Scenery like this is hard to find.

The home was built in 1972 and has approximately 1,600 square feet, with screened porches and a large rear deck that are well suited to enjoying the setting. It's ready for a new owner's personal touches and offers a solid starting point for buyers who want to make it their own. The property also includes a small cabin with a covered front porch and a detached two-bay block garage.

The property is being offered at auction, with proceeds to be distributed among the heirs.



The 1972 home and screened porch

AT A GLANCE

LOCATION	5927 S NoPone Valley Rd, Decatur, TN 37322 (Meigs County)
PARCEL ID	Tax Map 063, Parcel 001.00
LAND AREA	±24.43 deed acres, gently rolling
POND	±1.5 acres
HOME	Built 1972 · ±1,600 SF · two screened porches
OTHER BUILDINGS	Cabin with covered porch; 26×40 detached block garage
ACCESS	Gravel drive from S NoPone Valley Rd
UTILITIES	Public water and well; septic; public electric
ZONING	FAR (Forestry, Agricultural, Residential); buyer to verify
SALE METHOD	Subject to seller confirmation
BUYER'S PREMIUM	10% · earnest money 10% of purchase price
CLOSING	By Dec 14, 2026 · Title Guaranty & Trust Co.

IN MEMORY

Winford Donaldson

U.S. Marine veteran, farmer, photographer and tinkerer



Winford Donaldson, U.S. Marine Corps veteran

Winford Donaldson grew up in Red Bank and joined the U.S. Marines at 17. He served in the Korean War and rose to the rank of Staff Sergeant.

Years later he bought this land and built the house and the pond himself, and he lived here on his own terms. He worked the farm and kept gardens, photographed sandhill cranes, and was a longtime ham radio operator, call sign KF4YM.

A mechanic at heart, he spent many hours fixing things and working on his cars in the garage, usually with one of his dogs close by.

He passed away in September 2026 at age 94. His family is offering the property at auction.

Staff Sergeant U.S. MARINES, KOREAN WAR	**KF4YM** HAM RADIO CALL SIGN	**House & Pond** BUILT BY WINFORD



Winford's great-grandchildren enjoying an afternoon of fishing on the pond he built

Adapted from his obituary, published by Chattanoogan.com on October 1, 2026.

02 Highlights

- **±24.43 gently rolling acres.** Open grass areas mixed with mature hardwoods and pines.
- **1972 home, ±1,600 SF.** Screened porches and a large rear deck, ready for a new owner's touches.
- **Quiet, private setting.** A gravel drive leads in from the road.
- **±1.5-acre pond.** Set near the home site, with views from the deck.
- **Cabin and two-bay garage.** Room for guests, storage or a workshop.
- **Sale to distribute among heirs.** Offered on site, subject to seller confirmation.

03 Improvements



The Home

Built 1972
±1,600 SF
Two screened porches
10×40 rear deck



The Cabin

Covered front porch
Metal roof



Detached Garage

Two-bay, concrete block
26×40 (±1,040 SF)
Side entry door

CONDITION The home is older and will benefit from updating. The property sells as is, where is; bidders are encouraged to inspect before auction day.

04 Photographs



The ±1.5-acre pond near the home site



Home and screened porch



Large rear deck



Cabin with covered porch



Detached two-bay garage



Gravel drive into the property



Open grass and mature hardwoods

05 Aerial & Location



Property outlined in red. Boundaries shown are approximate.

LOCATION

The property sits in a rural part of Meigs County surrounded by farmland and woods, with frontage on S NoPone Valley Road, about 9 miles south of Decatur, the county seat.

Decatur	±9 mi
Cleveland	±25 mi
Chattanooga	±53 mi

DIRECTIONS

From downtown Decatur, take TN-58 South and follow S NoPone Valley Road to the property, about 9 miles and 13 minutes in all.

For navigation, search “5927 S NoPone Valley Rd, Decatur, TN 37322.” Auction signs are posted at the entrance.

06 Auction Day: How It Works

The auction is held on site Saturday, November 14 at 11:00 AM. Please arrive by 10:45 AM to register. Open houses are Sunday, November 1 and Sunday, November 8, from 2:00 to 4:00 PM.

1

Register

FROM 10:30 AM

Bring photo ID and fill out a short bidder card.

2

Bid

11:00 AM

Bid on site or by phone. Sells subject to seller confirmation.

3

Sign & Deposit

AFTER THE SALE

Winning bidder signs the contract and pays 10% earnest money.

4

Close

WITHIN 30 DAYS

Balance due at closing with Title Guaranty & Trust Co.

WHAT TO BRING

Photo ID, and a personal check or cash for the earnest money if you are the winning bidder. No financing contingencies. Can't attend? Call 423.991.7221 to arrange a phone bid.

07 Financial Terms

A **10% buyer's premium** is added to the high bid to set the purchase price. **10% of the purchase price** is due as earnest money on auction day, and the balance is due at closing.

High bid	$200,000
Buyer's premium (10%)	+ $20,000
Purchase price	**$220,000**
Earnest money (10% of purchase price)	− $22,000
Balance due at closing	**$198,000**

Example only. The figures show how the math works and are not an estimate of value or a suggested bid.

08 Frequently Asked Questions

What do I need to bring?

Photo ID, and a personal check or cash for the 10% earnest money if you are the winning bidder. Plan to arrive about 15 minutes early to register.

Can I see the property before the auction?

Yes. Open houses are Sunday, November 1 and Sunday, November 8, from 2:00 to 4:00 PM.

Will there be liens or back taxes?

No. The property is conveyed free and clear of liens and back taxes. Current-year taxes are prorated to the closing date.

Is the high bid final?

The property sells subject to seller confirmation, so the seller may accept or decline the high bid when bidding ends.

Can I use a loan to buy it?

Yes, but the sale has no financing contingency. Arrange your financing before you bid.

What will I pay at closing?

The balance of the purchase price plus closing costs, including deed preparation, recording, title examination, transfer tax, any rollback taxes and title insurance.

Is the earnest money refundable?

Only if the seller cannot deliver clear title. The property sells as is, where is.

When is closing?

On or before December 14, 2026, with Title Guaranty & Trust Company, 617 Walnut Street, Chattanooga (423-266-5751). The seller may extend closing by 30 days.

Still have a question?
Call or text Henry Glascock before auction day.

423.991.7221

09 Auction Terms & Conditions

AUCTION DATE

Saturday, November 14, 2026 at 11:00 AM, held on site.

INSPECTION

Inspect at your own risk before the auction. Sold “as is, where is.”

BUYER'S PREMIUM

A 10% buyer's premium is added to the high bid to arrive at the purchase price (a $10,000 bid = $11,000 purchase price).

CLOSING AGENT

Title Guaranty & Trust Company, 617 Walnut Street, Chattanooga, TN (423-266-5751). Purchaser pays closing costs, including deed preparation, recording, title examination, transfer tax, any rollback taxes and title insurance. Taxes prorated to closing.

AGENCY

Henry B. Glascock, broker, acts exclusively as agent for the seller and does not represent the purchaser.

SALE METHOD

Sale to distribute among heirs. The property sells subject to seller confirmation.

BIDDING TERMS

10% of the purchase price is paid as earnest money when the contract is signed. A copy of the contract is available before the auction from the auctioneer.

CLOSING

Balance due on or before December 14, 2026. The seller may extend closing by 30 days.

POSSESSION

No later than the date of closing.

ADDITIONAL TERMS

Any additional terms added by the auctioneer will be announced before the auction.

SPECIAL NOTE

The property sells “as is, where is” with all faults, subject to easements, restrictions, covenants, zoning and all other matters shown by a current survey, inspection or the public records. The only representations and warranties are those in the Contract of Sale. The property will be conveyed by General Warranty Deed. Information here came from sources deemed reliable, but neither the seller, Henry B. Glascock Company nor their agents are responsible for errors or omissions. The Contract of Sale controls over this package and other advertising, and announcements made at the auction take precedence over written materials.

10 Documents Included

The sample contract follows this page for review. The executed Contract of Sale controls.

A **Sample Auction Real Estate Sales Contract**
Signed by the winning bidder on auction day

PUBLIC RECORD REFERENCE

TAX PARCEL	Meigs County Tax Map 063, Parcel 001.00
DEED REFERENCE	Book Y2, Page 600
DEED ACRES	24.43
SOURCE	Tennessee Comptroller, Property Assessment Data

ATTORNEY REVIEW RECOMMENDED

All information in this package and other auction material should be reviewed by your attorney. Terms are subject to changes announced before the auction.

PROPERTY INSPECTION

A full inspection before the auction is encouraged. Call Henry Glascock with any questions at 423-991-7221 or 423-825-0049.

HGC

HENRY B. GLASCOCK COMPANY
AUCTIONS · APPRAISAL · REAL ESTATE BROKERAGE

3085 Broad Street, Chattanooga, TN 37408
423-825-0049 (O) · 423-991-7221 (C) · henry@glascockco.com
Auctioneer: Karl Sodergren, TNAL #6300

GlascockAuction.com

NOV 14 · 11:00 AM · ON-SITE

HENRY B. GLASCOCK COMPANY

AUCTIONS - APPRAISAL - REAL ESTATE BROKERAGE

AUCTION REAL ESTATE SALES CONTRACT
5927 S NOPONE VALLEY ROAD, DECATUR, TENNESSEE
NOVEMBER 14, 2026

As a result of the efforts of **HENRY B. GLASCOCK AND KARL SODERGREN,** hereinafter referred to as "Auctioneer," the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in **Meigs County, TN,** together with all plants, trees, and shrubbery now on the premises; together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the "Property," identified as **5927 S. NoPone Valley Road, Decatur, TN (Meigs County tax map and parcel 063 001)** and further described in Exhibit "A" attached hereto and made a part hereof.

The purchase price of the Property, including a ten percent (10%) buyer's premium, is $_____. Said amount shall be paid in cash, in full, at closing. Purchaser's obligation to close shall not be contingent upon Purchaser's ability to obtain financing. Purchaser shall pay all usual and customary closing costs. For an outline of the financial terms of sale, see below.

Bidder Number	OUTLINE OF FINANCIAL TERMS OF SALE	
	High Bid	= _____
	Buyer's Premium (10%)	+ _____
	Purchase Price	$ _____
	Earnest Money (10%)	- _____
	Balance Due at Closing	$ _____

Purchaser has paid to Auctioneer the sum of $_____, as earnest money, which earnest money shall be promptly deposited into the escrow account of Title Guaranty & Trust Company and is to be applied as part payment of the purchase price at the time of closing or as otherwise provided herein. All parties hereto agree that Title Guaranty & Trust Company may deposit the earnest money in an interest-bearing escrow account and all parties hereto understand and agree that disbursement of earnest money can occur only as follows: (a) at closing; (b) upon written agreement signed by all parties to this contract; (c) upon court order; or (d) upon failure of Seller to perform Seller's obligation to close in accordance with this contract, the earnest money shall be returned to Purchaser and this shall be Purchaser's sole and exclusive remedy in the event of a default by Seller, Purchaser hereby waiving all other rights and remedies available at law or in equity; or (e) upon failure of Purchaser to fulfill Purchaser's obligations to close in accordance with this contract, the earnest money shall be paid to Seller as liquidated damages and not a penalty, the parties hereto agreeing that the damages caused by a breach of the contract are difficult or impossible to estimate accurately, the parties hereto intend to provide for liquidated damages rather than a penalty and the earnest money is a reasonable estimate of the probable loss upon a breach. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Title Guaranty & Trust Company, in its sole discretion, shall notify Purchaser and Seller in writing that Title Guaranty & Trust Company is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court, whereupon Title Guaranty & Trust Company shall be discharged from any further liability with respect to the earnest money deposit and shall be entitled to recover its fees and expenses, including Auctioneer's commission and attorneys' fees in connection with said interpleader from the earnest money; or, upon fifteen (15) days written notice to the parties Title Guaranty & Trust Company may make a disbursal of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto release and discharge Title Guaranty & Trust Company and Auctioneer from any claims related to the earnest money and shall not seek damages from Title Guaranty & Trust Company and Auctioneer by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

Seller shall within thirty (30) days after auction convey title to Purchaser by General Warranty Deed, subject only to (1) zoning ordinances affecting said Property, (2) general utility easements of record serving said Property, (3) subdivision restrictions of record, and (4) all matters that would be shown on a current and accurate survey of said property. The purchaser acknowledges that they have reviewed the preliminary title opinion provided by Title Guaranty & Trust Company, attorney, and that they have no objections as to the title.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.

Commission is to be paid to Auctioneer pursuant to and in accordance with that certain agreement between Auctioneer and Seller regarding authorization and compensation, and to Broker, if any, pursuant to the auction sales brochure relative to the subject Property, which documents are incorporated herein by reference.

Special Stipulations

1. If Purchaser defaults on any of the terms and conditions of this contract, Purchaser shall pay all reasonable attorney's fees arising in a lawsuit for specific performance.
2. Real estate taxes on the Property shall be prorated as of the date of closing. Payment and proration of taxes and assessments is final as between Purchaser and Seller.
3. Sale shall be closed on or before December 14, 2026. Closing shall be conducted by Title Guaranty & Trust Company (423-266-5751). Closing costs shall be paid by the Purchaser and shall include, but not limited to, deed preparation and attorney's fees to prepare such deed, recording fees, title examination, tax search fee and transfer tax fee, if applicable, roll back taxes, if applicable. Title insurance through Title Guaranty & Trust Company shall be paid by the Purchaser.
4. Possession of the Property shall be granted by Seller to Purchaser no later than the date of closing.
5. Property is sold "as is" and Seller makes no warranty as to any buildings, structures, easements, leases, restrictions, covenants, conditions, zoning and/or any and all other matters including those that would be revealed by a current survey or an inspection of the Property or contained in public records. Purchaser acknowledges that Purchaser is purchasing the Property on an "as is" basis with no warranties of any kind, express or implied, either oral or written, whether of habitability, merchantability, fitness for a particular purpose, condition of improvements, environmental condition or otherwise made by Seller, Auctioneer, or any agent of Seller or Auctioneer, including but not limited to, information contained in the sales brochure or supplemental brochures and/or presentations and warranties regarding zoning matters, the ability of the Purchaser to construct new improvements, the ability of Purchaser to remodel existing improvements, the availability of zoning variances, building and demolition permits or plats of consolidation and/or subdivision. No liability for inaccuracies, errors or omissions contained in any materials provided to Purchaser is assumed by Seller, Auctioneer or any of their agents. In addition, the parties hereto acknowledge that Auctioneer is not obligated to and has not made any independent investigation of the condition of the Property. Purchaser acknowledges that equipment and fixtures attached to the building shall remain with the real estate

SAMPLE

6. Purchaser represents that either Purchaser or duly authorized agent of Purchaser has inspected the property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property and verified all facts and information contained in any materials provided to Purchaser prior to executing this contract. Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Seller, Auctioneer, or others, including, but not limited to, any relating to the description of physical condition of the Property, or the dimensions of the Property or any other physical dimensions thereof, the estimated real estate taxes of the Property, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented herein. Purchaser has relied on their own examination and investigation thereof. No person has been authorized to make any representation on behalf of Seller. Purchaser agrees (a) to purchase the Property without offset or any claim against, or liability to, Seller or its agents, whether or not any layout or dimension of the Property or any part thereof, is accurate or correct, and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any minor inaccuracy or error.

7. Seller may extend contract closing date for thirty (30) days.
8. Henry B. Glascock Company, broker/auctioneer, is acting exclusively as agent for the Seller and does not represent the Purchaser.
9. Time is of the essence.
10. All notices required or permitted under this contract shall be in writing, sent to the addresses set forth below, and shall be sent by (i) nationally recognized overnight courier, (ii) certified mail with return receipt requested and postage prepaid, or (iii) by email provided that a copy is sent in accordance with clause (i) and (ii) of this sentence.

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.

_____

Signature: Purchaser

_____

Print Purchaser's Name

_____

Address

_____

City, State Zip

_____

Daytime Telephone **Home Telephone**

_____

Email



_____

Signature: Auctioneer
Henry B. Glascock

Henry Glascock

_____

Print Auctioneer's Name

_____

Signature: Seller

_____

Print Seller's Name and Title

SAMPLE