



643 West Avenue
Crossville, Tennessee 38555
Email Greg.Barnwell@Crye-Leike.com

Offc 931-484-5122
Fax 931-484-0907
Cell 931-260-3540

May 2, 2013

Mayor J. H. Graham, III

Please review the attached plat of property located at West Avenue North across from Cumberland County Complex and owned by Roy and Jacky Swallows.

This 145.3 acre tract is being offered to the City of Crossville for \$11,111.10 per acre which is substantially less than previous city officials have discussed and a number we feel confident will meet current market value supported by appraisal comparables.

Given the volume of acreage being offered and the prime location which is contiguous to existing City property, this unique tract of property should be appealing to the City of Crossville.

Please feel free to call my personal cell number above with questions or requests. A formal meeting is welcome and can be scheduled at your convenience.

Thank you for your time and consideration.

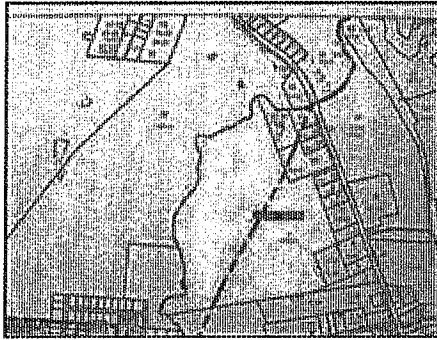
Respectfully,

A handwritten signature in black ink that reads "Greg Barnwell". The signature is written in a cursive style.

Greg Barnwell
Affiliate Broker
Crye-Leike Brown Realty

LA Listing - Agent Format

1 of 1



ADRF: West Avenue, Crossville, 38555
LOT:
BLK#:
UNIT#:
STAT: New
LN: 842176
AREA: (34) Cumberland County
SUBAREA: (341) City of Crossville
LP: \$1,614,444
PIN: Mp 100 Pc 1.00
LGL: Book 1240 Page 1416
LSZ:
ACR: 145.30
INSUB: No
SUB: Oakwood Land Subdivision
HOAFEE:
HOAMQA:
CTCD: 1
TAX: \$173.58
CTX: \$1,227.57

MLS# 842176

General Information

RES: No
DOC: Other
DEV: Commercial, Industrial, Multi-Family, Single Family, Subdivision
SAO: Fee Simple
UND: Other
RA:
TW:
TL:

Features

TPE: Single Family, Commercial, Industrial
TOP: Rolling
RDF: State
ZNG: No Zoning
IMP: Other
AMN: Other
PST: None
EAS: Power Line/TVA
UTL: Cable TV, Electricity, Gas, Telephone, Sewer, Water

Mortgage Information

FCL: No
TRM: Conventional
POS: At Closing

Additional Information

DVM:

RM: Remarkable opportunity to own 145.3 acres in city limits. Unlimited potential commercially, industrial or residential for this tract of land located in the center of Crossville.
DIR: Highway 70 North across from County Complex entrance on left. Sign at entrance of 60 feet right-of-way with additional 60 feet entrance optional.

Agent Instructions

AI:

Agency Information

OWN: Swallows
LA: 8365
LAN: [Greg Barnwell email](#)
LAP: (931) 260-3540
LO: 1139
LON: [Crye-Leike Brown Realty email](#)
LOP: (931) 484-5122
SHO: Sign on Property
CC: .05
BA: Yes
FA: Yes
VR: No
SI: No
EXCL: No

Off Market Information

STAT: New
OLP: \$1,614,444
LP: \$1,614,444
DOM: 5

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED