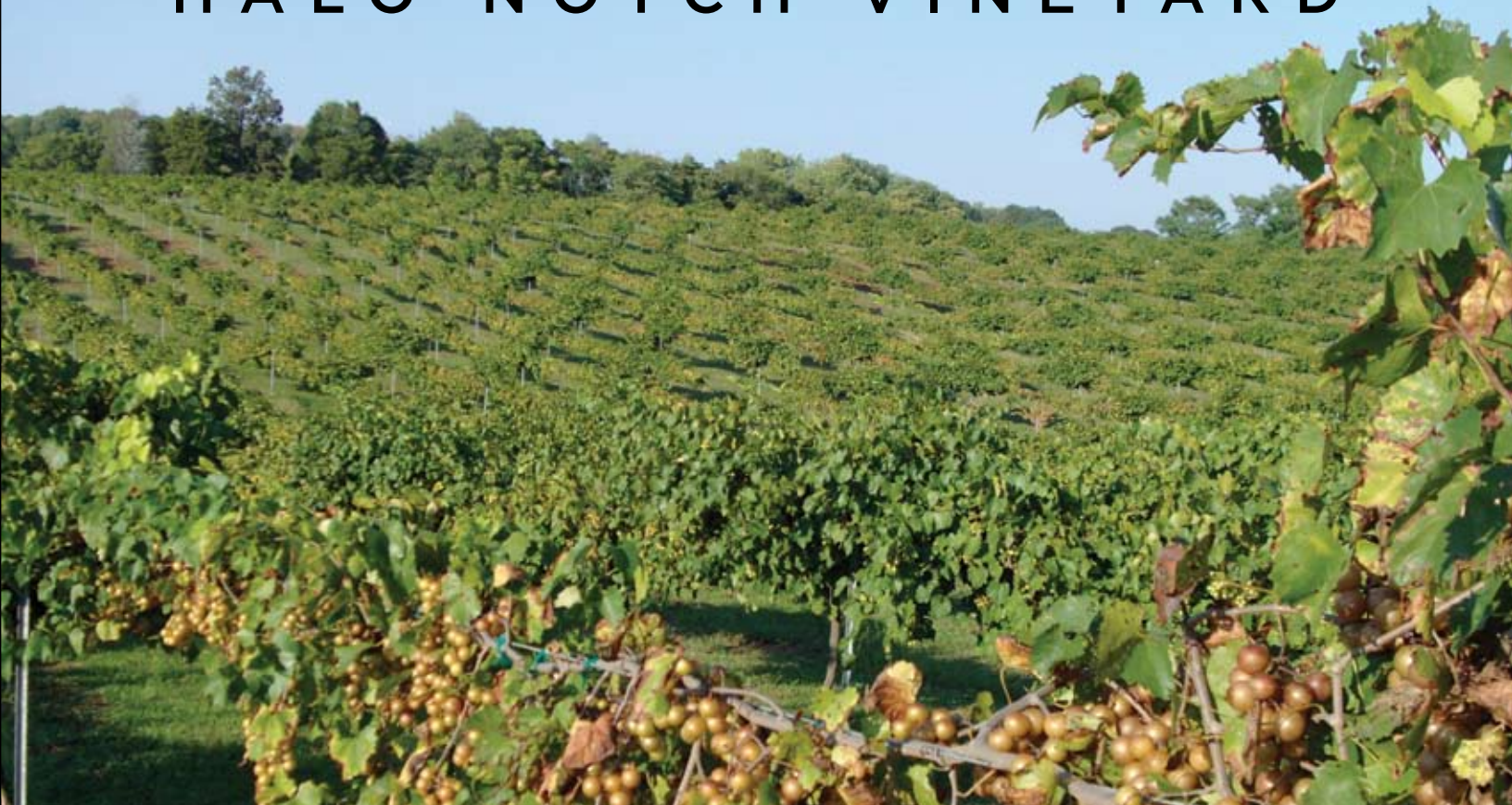


AUCTION

Situated on 91.61± acres, the award-winning Halo Notch Vineyard is the largest vineyard in the state of Tennessee.

HALO NOTCH VINEYARD



Offered in 13 Parcels, with 8 Parcels Selling Absolute & 5 Parcels Selling with Reserve



J P. KING

Est. 1915

Madisonville (Sweetwater), Tennessee

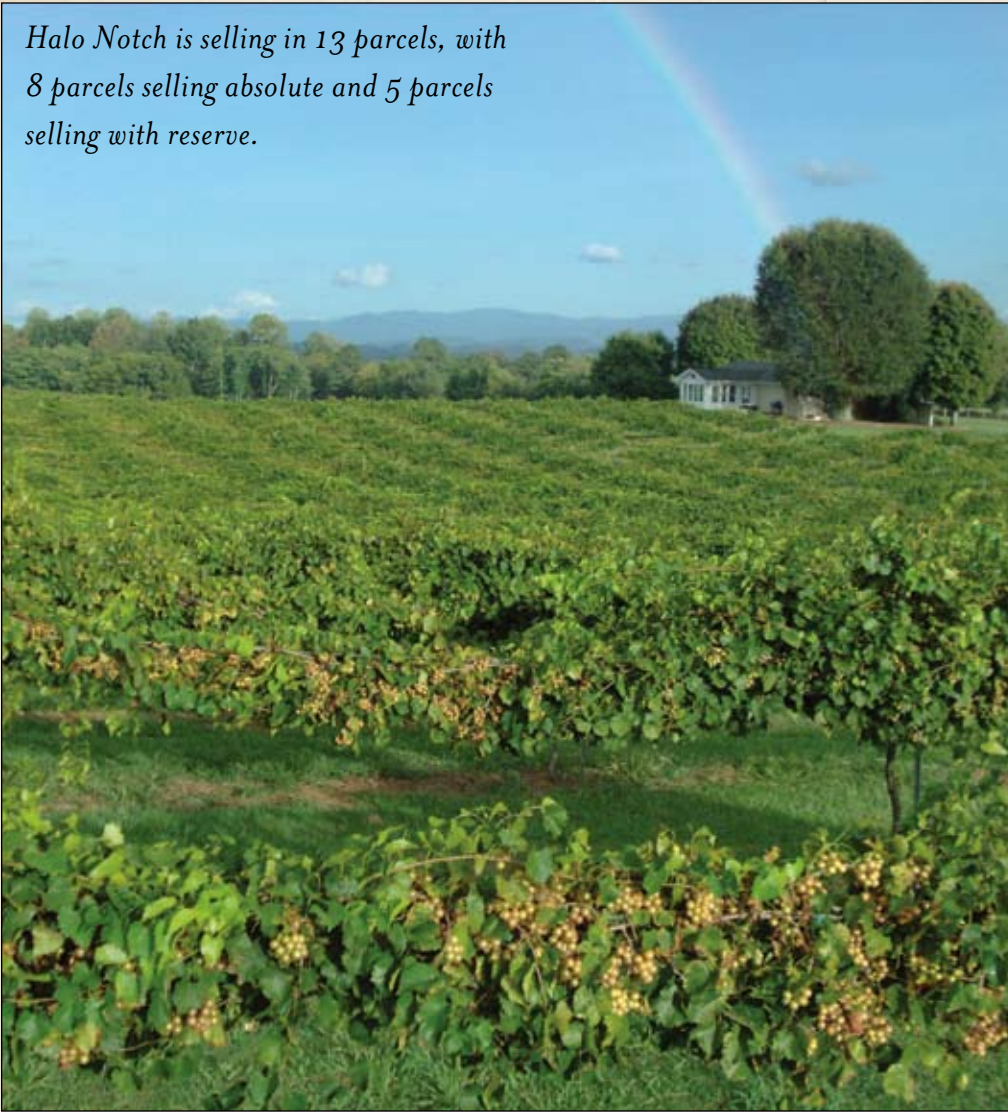
MAY 16

Saturday, 1:00 PM (ET)

HALO NOTCH VINEYARD

Situated on 91.61± acres, the award-winning Halo Notch Vineyard is the largest vineyard in the state of Tennessee.

Halo Notch is selling in 13 parcels, with 8 parcels selling absolute and 5 parcels selling with reserve.



TENNESSEE'S LARGEST COMMERCIAL VINEYARD

As Tennessee's leading fruit supplier, Halo Notch is highly regarded as a rapidly expanding business with an established customer base, growing revenue and capital returns. Buy now to reap the monetary benefit of this year's harvest!

PREMIUM FRUIT

Muscadines are now considered one of the most healthful foods in the world because they contain the highest levels of antioxidants and polyphenolic compounds of any fruit tested. With five muscadine varieties (approximately 5,450 vines) planted including Carlos, Doreen, Magnolia, Sterling and Nobel, this is an exclusive opportunity to purchase a vineyard for pleasure or business.



J.P. KING

Est. 1915

Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

A U C T I O N

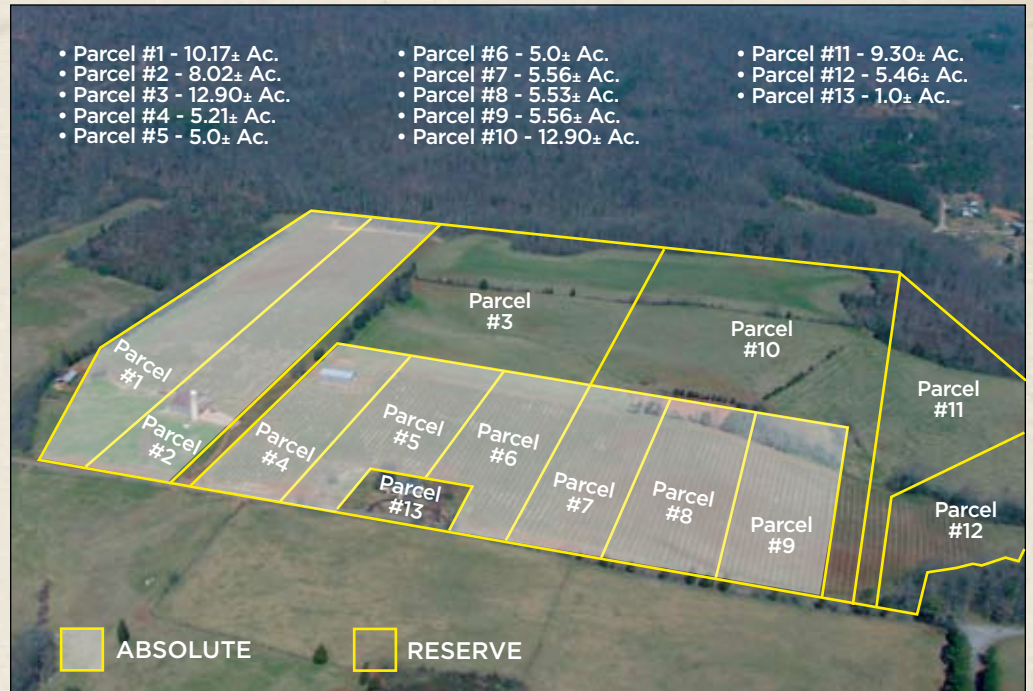
*Rare Opportunity to Own
Estate-Sized Vineyard
Home Sites*

PERFECT LOCATION

Centrally located to Knoxville, Chattanooga, Nashville, and Atlanta, Halo Notch Vineyard is the state's leading provider of muscadine fruit. The property maintains over 1,800± feet of road frontage and is situated just off Scenic Highway 68 and less than 8 miles off Interstate 75. With breathtaking views of the Cherokee National Forest and the Great Smoky Mountains National Park at an elevation of 1,150± feet, the property is bordered by woodland tracts and large pastures.

RANCH HOME

A newly remodeled 2 bedroom, 2 bath country home is located on the property. The ranch-style home boasts a spacious sunroom perfect for relaxation. Nestled within a grove of trees, the home provides beautiful views of the vineyards and offers a quaint layout ideal for both a permanent residence or temporary stay. This charming residence contains all the modern comforts of home while maintaining the characteristics of a country retreat.



Sales Map for Illustration Purposes Only

LIMITLESS POSSIBILITIES

Halo Notch has excellent potential for further growth and can easily be developed into a winery. The 60± acres of undeveloped land would be a versatile investment allowing owners the opportunity for an exclusive vineyard, residential vineyard development or a resort destination. The location of the vineyard provides the option for tourism development due to its proximity to the interstate and prominent area attractions such as The Lost Sea Adventure (approximately 1 mile), Tellico Lake and Watts Bar Lake, The Cherohala Skyway and the Cherokee National Forest, The Great Smoky Mountain National Park, world-class rafting on the Hiwassee and Ocoee rivers, and the Pigeon Forge/Gatlinburg area. Halo Notch is also an intimate place to host weddings, reunions, and/or receptions and serves as an opportunity for someone to truly own a one of a kind exquisite private vineyard estate.



With over 30± acres of trellised vineyards, two large barns, remodeled 2 bed/2 bath ranch home, and 60± acres of additional land, Halo Notch is a unique opportunity to invest in a highly prized vineyard lifestyle.

You Are Offered This Personal
INVITATION
Halo Notch Vineyard, Madisonville (Sweetwater), TN

AUCTION

This is your personal
INVITATION



*91.61± Acres Offered in 13 Parcels, with 8 Parcels Selling Absolute
& 5 Parcels Selling with Reserve*

1PM (ET) SATURDAY, MAY 16

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and property.
800.558.5464
Fax: 256.546.3311
auctioninfo@jpk.com

AUCTION REGISTRATION & SALE SITE

Registration begins at 11:30 A.M. (Eastern Time). The sale begins at 1:00 P.M. (Eastern Time) The auction will take place on site (Refer to directions to property).

BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Broker registration forms are available online at www.jpk.com. Forms must be completed and returned no later than 48 hours prior to the auction.

PROPERTY TOUR

An auction representative will be available beginning Saturday May 9th through auction day from 10:00 A.M. until 6:00 P.M. Monday through Saturday; 1:00 P.M. until 6:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.390.3777 during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpk.com. Click on the "Featured Auctions," click auction of choice, click "Online Property Information Package".

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

TERMS

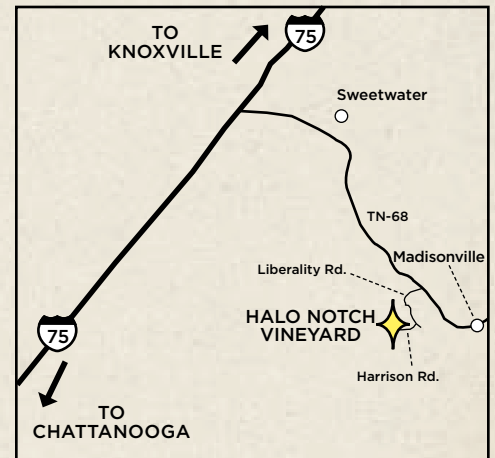
A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing within 30 days.

AUCTION FINANCING

Financing is available with preferred rates. For more information please contact Jason DeBusk at (423) 745-0323 with AgCredit.

DIRECTIONS TO PROPERTY

FROM CHATTANOOGA: Travel north on I-75 towards Knoxville. Take exit 60(TN-68 Spring City/Sweetwater) and turn right towards Sweetwater. Travel 8.0 miles and turn right onto Liberty Road. Travel about 1 mile and bear right onto Harrison Road. Halo Notch Estate is located on your right.



J.P. KING AUCTION COMPANY
108 Fountain Ave.
Gadsden, Alabama 35901



First Class Presort
U.S. Postage
PAID
Permit 101
J.P. King Auction Co.