

AVAILABLE INDUSTRIAL PROPERTY FORM

<u>SITE NAME:</u>	349 Industrial Park Lakota Trail, Rauschert
<u>CITY AND ZIPCODE</u>	Madisonville, 37354
<u>AVAILABLE PROPERTY</u>	6.13 Acres
<u>MAP & PARCEL</u>	Map 079, Parcel 005.01
<u>FOR SALE</u>	Yes
<u>INDUSTRIAL PARK</u>	Located in Madisonville Industrial Park
<u>RAIL LINE</u>	CSX
<u>MAJOR INTERSTATE</u>	I-75 is 15 miles
<u>TELECOMMUNICATIONS PROVIDER</u>	AT&T
<u>MAJOR HIGHWAY</u>	Industrial Park is Adjacent Hwy 411
<u>MAJOR COMMERCIAL AIRPORT</u>	35 miles McGhee Tyson
<u>ELECTRICAL SERVICE PROVIDER</u>	Fort Loudon Electric Cooperative
<u>NATURAL GAS PROVIDER</u>	City of Madisonville- Line Size 4
<u>SEWER SERVICE PROVIDER</u>	City of Madisonville- Line Size 8
<u>WATER SERVICE PROVIDER</u>	City of Madisonville- Line Size 8
<u>ADDITIONAL INFO</u>	Madisonville Industrial Park has Covenants
<u>SUGGESTED SALE PRICE</u>	\$135,000

Property Owner: Tom Rauschert

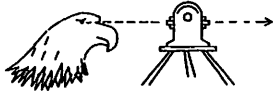
Cell Phone: 423-337-1791



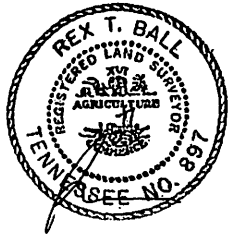




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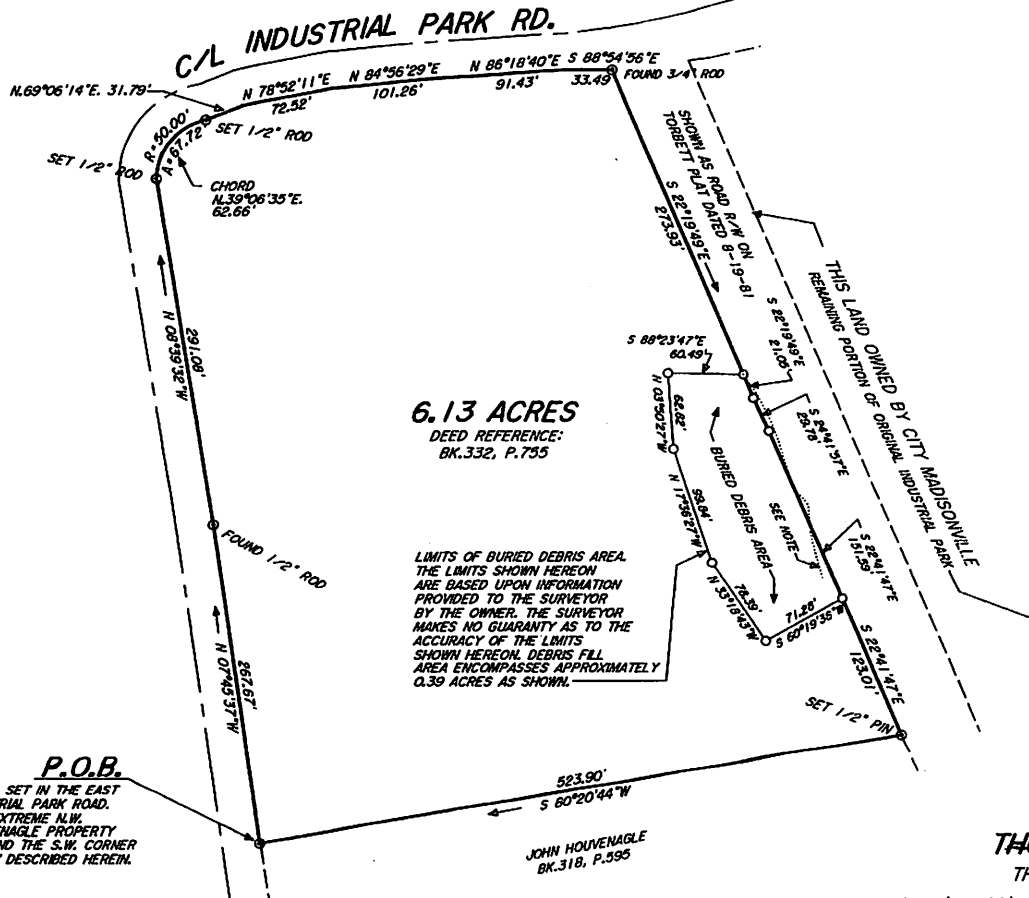


SURVEYING & ENGINEERING
P.O. BOX 86 SWEETWATER, TN. 37874
PHONE (423) 337-5583



I HEREBY CERTIFY THIS IS A CATEGORY TWO SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10000 AS SHOWN HEREON.

REX T. BALL
SURVEYOR, TN. REG. NO. 897



6.13 ACRES
DEED REFERENCE:
BK.332, P.755

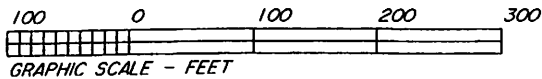
LIMITS OF BURIED DEBRIS AREA.
THE LIMITS SHOWN HEREON
ARE BASED UPON INFORMATION
PROVIDED TO THE SURVEYOR
BY THE OWNER. THE SURVEYOR
MAKES NO GUARANTY AS TO THE
ACCURACY OF THE LIMITS
SHOWN HEREON. DEBRIS FILL
AREA ENCOMPASSES APPROXIMATELY
0.39 ACRES AS SHOWN.

NOTE:
THE DOTTED LINE INDICATES
THE TOE OF THE FILL SLOPE.
FILL IS ENCROACHED ON CITY
OF MADISONVILLE PROPERTY UP
TO APPROXIMATELY 5' IN
ISOLATED AREAS.

THE PURPOSE OF THIS PLAT IS TO DELINEATE
AN AREA OF BURIED DEBRIS AND IS NOT FOR
USE IN DEED PREPERATION FOR TITLE TRANSFER.

THIS PLAT PREPARED FOR: **LAKOTA TRAIL, LLC**
THOMAS P. RAUSCHERTS
THIRD C.D. MONROE COUNTY, TN.

SCALE: 1" = 100' DATE: 01-13-09 DRAWING NO. JNO510B



- GENERAL NOTES
- 1.) THIS SURVEY CONFORMS TO CLASS "A" SURVEY PRECISION
 - 2.) THIS PLAT IS SUBJECT TO ALL RECORD EASEMENTS / RIGHTS-OF-WAY NOT FURNISHED TO ME (REX T. BALL) BY TITLE ATTORNEY AND/OR TITLE COMPANY

Map 079, Parcel 005.01