

645 Dalton Hollow Rd Hartsville, TN 37074

SOLD!

Auction
09/30/2021 6:00 pm

**ABSOLUTE
AUCTION**

**Thursday
September 30, 2021
6:00 PM**

645 DALTON HOLLOW ROAD, HARTSVILLE, TN 37074
 Directions: From Historic Lebanon Square, head north on North Cumberland Street, turn right on East High Street, turn left onto TN-141W/Hartsville Pike, 15.5 miles, turn right onto Broadway, .7 mile, turn left onto Dalton Hollow Road. Watch for signs!!!

**COUNTRY CHARM FARMHOUSE
2 BEDROOM • 2 BATH • 9.53 ACRES**



Country Charm! Quiet Country Living
 2 Bedroom, 2 Bath Home. Great opportunity for a mini farm. Room for horses or other livestock.
 Zoned A-1
 - Ideal for Home Owner or Investor -

Call Jay White at 615-444-0909 or 615-308-4421 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pienail - 615-444-4166; or contact lender of your choice to prequalify prior to sale.
 COVID-19: We encourage buyers to visit the property to view the home and to inspect the property prior to sale. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event you would contract Covid 19 or any other communicable disease.
 SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.
 SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.
 TITLE: Seller will furnish warranty deed, provide 2021 property taxes, give possession with deed.
 LEAD BASED PAINT: NO LEAD DISCLOSURE. You are to call prior to 1571 area center lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waiver sale date.
 BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".
 ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2309



AGEE & JOHNSON
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com

Listed By (Agent):

Jay White

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Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

THURSDAY SEPTEMBER 30, 2021 @ 6:00PM

**LOCATION 645 DALTON HOLLOW RD •
HARTSVILLE, TN 37074**

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THURSDAY EVENING AUCTION

COUNTRY CHARM FARMHOUSE

2 BEDROOM • 2 BATH

9.53 ACRES

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2 Bedroom, 2 Bath Home

Great opportunity for a Mini Farm

Room for Horses or other Livestock

Zoned A-1

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Jay White, Principal Auctioneer - License #2309



615.444.0909

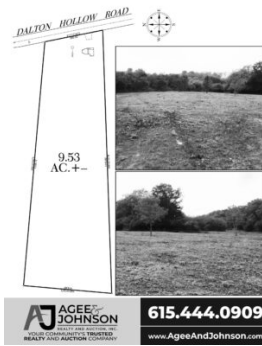
www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2021-09-30
Buyer's Agent Comp.	Call for Details
Address Street	645 Dalton Hollow Rd
Address City	Hartsville
Address State	TN
Address Zipcode	37074
County	Trousdale
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Thursday September 30, 2021 @ 6pm Country Charm Farmhouse • 2 Bed • 2 Bath • 9.53 Acres
Auction Time Start	6:00 pm

Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Shopping:** 20+

- Grocery:** 20+
- Attractions / Things to Do:** 20+

Local area results found within 20mi - powered by Yelp.com

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Pig Pen Barbeque	Barbeque	0.7 mi	(615) 374-9100	20 Review(s) 3.5
2	McDonald's	Fast Food	0.75 mi	(615) 374-0200	2 Review(s) 1.0
3	The Mexican Grilled Cheese	Mexican	0.77 mi	(615) 680-3166	4 Review(s) 2.5
4	China Buffet	Chinese	0.79 mi	(615) 374-3833	3 Review(s) 4.0
5	Village Pizza	Pizza	0.81 mi	(615) 374-2207	5 Review(s) 4.0
6	Subway	Sandwiches	0.84 mi	(615) 374-0259	3 Review(s) 2.5
7	Sonic Drive-In	Burgers	0.86 mi	(615) 374-2776	1 Review(s) 2.0

8	L & T Early Bird Cafe	Breakfast & Brunch	0.89 mi	(615) 374-5055	4 Review(s) 4.5
9	Farmers Harvest	Fruits & Veggies	1.35 mi	(615) 374-7991	3 Review(s) 4.0
10	Dillehays Cafe	Restaurants	1.39 mi	(615) 374-2069	1 Review(s) 5.0
11	Hartsville Taco Co	Mexican	1.4 mi	(615) 680-8003	17 Review(s) 3.5
12	Keller's Restaurant	Restaurants	5.92 mi	(615) 374-4719	11 Review(s) 3.5
13	Taco Bell	Fast Food	9.54 mi	(615) 666-8226	1 Review(s) 3.0
14	Shady Cove Resort & Marina	Marinas	10.13 mi	(615) 452-8010	9 Review(s) 3.5
15	Agave's Mexican Restaurant	Mexican	10.29 mi	(615) 666-4000	6 Review(s) 4.0
16	Tray's Garden Chinese Restaurant	Chinese	10.29 mi	(615) 666-6688	8 Review(s) 4.0
17	McDonald's	Burgers	10.38 mi	(615) 688-7111	6 Review(s) 1.0
18	Subway	Sandwiches	10.51 mi	(615) 644-7827	3 Review(s) 2.5
19	Eazy Cheezy Pizza	Pizza	10.52 mi	(615) 644-3299	3 Review(s) 3.5
20	New China Buffet	Chinese	10.66 mi	(615) 666-5668	3 Review(s) 2.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Piggly Wiggly	Grocery	0.87 mi	(615) 374-0600	1 Review(s) 3.0
2	Stagecoach General Store	Grocery	8.11 mi	(615) 452-0808	1 Review(s) 1.0
3	Walmart Supercenter	Department Stores	10.22 mi	(615) 666-2135	3 Review(s) 1.5
4	Lafayette Hometown Foods	Grocery	10.6 mi	(615) 666-6866	1 Review(s) 5.0
5	Mike's Foodland	Grocery	10.96 mi	(615) 644-2291	3 Review(s) 4.5
6	Price Less Foods	Grocery	10.99 mi	(615) 644-3245	1 Review(s) 2.0
7	H. G. Hill's Grocery Store	Grocery	11.57 mi		1 Review(s) 1.0
8	Buffet Pizza	Grocery	11.58 mi	(615) 644-3658	1 Review(s) 4.0
9	Galloway Farms	Specialty Food	12.48 mi	(615) 230-3119	1 Review(s) 5.0
10	Al's Foodland	Grocery	14.71 mi	(615) 449-8293	1 Review(s) 5.0
11	Quik-N-Easy Deli & Market	Grocery	15.45 mi	(615) 735-1677	1 Review(s) 4.0
12	La Tienda Hispana	Grocery	16.01 mi	(615) 444-9859	9 Review(s) 4.5
13	Graball Market	Grocery	16.01 mi	(615) 452-7355	1 Review(s) 5.0
14	H.G. Hill Market	Grocery	16.1 mi	(615) 452-0122	2 Review(s) 3.0
15	Kroger	Grocery	16.42 mi	(615) 449-4631	6 Review(s) 3.5
16	Publix Super Markets	Grocery	16.42 mi	(615) 444-2581	10 Review(s) 3.5
17	Walmart Supercenter	Department Stores	16.7 mi	(615) 444-0471	21 Review(s) 2.0
18	Walmart Supercenter	Department Stores	16.89 mi	(615) 735-2049	3 Review(s) 2.5
19	Kroger	Grocery	16.97 mi	(615) 451-2803	7 Review(s) 2.0
20	ALDI	Grocery	17.01 mi	(855) 955-2534	3 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hartsville Dental Care	Endodontists	0.78 mi	(615) 374-9181	2 Review(s) 3.0
2	Fit Farm at Rock Springs	Weight Loss Centers	7.85 mi	(615) 654-6818	4 Review(s) 4.0
3	Hope Family Health Services	Medical Centers	9.83 mi	(615) 644-2000	1 Review(s) 5.0
4	Fast Pace Health Urgent Care - Lafayette	Urgent Care	10.43 mi	(615) 561-1042	1 Review(s) 1.0
5	Hunt Philip W MD	Doctors	10.52 mi	(615) 688-5383	1 Review(s) 1.0
6	Westmoreland Family Clinic	Family Practice	10.7 mi	(615) 644-3000	3 Review(s) 1.0
7	Raum Family Dentistry	Orthodontists	11.21 mi	(615) 666-4865	1 Review(s) 1.0
8	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	11.57 mi	(318) 243-4395	2 Review(s) 5.0
9	Fields Family Dentistry	Cosmetic Dentists	15 mi	(615) 452-9696	1 Review(s) 5.0
10	Middle Tennessee Chiropractic	Chiropractors	15 mi	(615) 461-7359	2 Review(s) 5.0
11	Christopher G Frazier, DPM - Frazier Foot & Ankle	Podiatrists	15.06 mi	(615) 450-0906	1 Review(s) 5.0
12	Comprehensive Pain Specialists	Chiropractors	15.07 mi	(615) 824-3737	1 Review(s) 1.0
13	Gautsch Thomas MD	Sports Medicine	15.08 mi	(615) 452-3320	2 Review(s) 5.0
14	Southern Sports Medicine Institute	Sports Medicine	15.08 mi	(615) 452-3320	1 Review(s) 1.0
15	Sumner Regional Medical Center	Medical Centers	15.13 mi	(615) 328-8888	8 Review(s) 3.0
16	Vanderbilt Orthopaedic	Orthopedists	15.14 mi	(615) 936-0149	1 Review(s) 2.0
17	Bennett Stephen MD	Internal Medicine	15.14 mi	(615) 230-8070	3 Review(s) 2.5
18	Sumner Women's Associates, Dr Terri J Holt, MD, FACOG - OB/Gyn	Obstetricians & Gynecologists	15.14 mi	(615) 328-3390	1 Review(s) 5.0
19	Mid State Ent	Doctors	15.14 mi	(615) 452-0048	2 Review(s) 2.5
20	Tigges Chiropractic	Chiropractors	15.17 mi	(615) 452-1575	2 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Lazy Day Horse Farm	Horse Boarding	6.37 mi	(615) 403-7528	1 Review(s) 5.0★
2	Fit Farm at Rock Springs	Weight Loss Centers	7.85 mi	(615) 654-6818	4 Review(s) 4.0★
3	Nashville Kayak Lessons	Rafting/Kayaking	10.3 mi	(615) 461-0711	3 Review(s) 5.0★
4	Bledsoe Creek State Park	Parks	10.98 mi	(615) 452-3706	13 Review(s) 3.5★
5	Kaleo Skate Park	Skate Parks	11.04 mi		1 Review(s) 3.0★
6	Maple Hill Road Driving Range	Golf	14.56 mi	(615) 444-4833	2 Review(s) 2.5★
7	Jimmy Floyd Family Life Center	Fitness & Instruction	15.34 mi	(615) 453-4545	4 Review(s) 3.5★
8	Excel Aquatics	Swimming Pools	15.34 mi	(615) 826-3943	1 Review(s) 4.0★
9	Guardian MMA Lebanon	Brazilian Jiu-jitsu	15.54 mi	(615) 506-0428	1 Review(s) 5.0★
10	Pro Bowling Center	Bowling	15.54 mi	(615) 449-3898	6 Review(s) 3.5★
11	Long C Trails	Hiking	15.61 mi	(270) 618-7500	1 Review(s) 5.0★
12	Holder Family Fun Center	Bowling	15.61 mi	(615) 230-7967	5 Review(s) 2.5★
13	Don Fox Park	Parks	15.65 mi	(615) 449-0303	10 Review(s) 4.0★
14	Wilkie's Outfitters	Rafting/Kayaking	15.67 mi	(615) 784-4179	1 Review(s) 5.0★
15	Young's Performance Skis & Cycles	Jet Skis	15.68 mi	(615) 449-2373	1 Review(s) 1.0★
16	The Dancing Lights Of Christmas	Kids Activities	15.88 mi		13 Review(s) 3.0★
17	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	15.88 mi	(804) 305-2321	1 Review(s) 5.0★
18	Jump For Joy Dance Studio	Performing Arts	16.08 mi	(615) 452-3177	1 Review(s) 5.0★
19	Planet Fitness	Gyms	16.09 mi	(615) 994-6905	2 Review(s) 3.0★
20	David Deaton Karate Studios	Martial Arts	16.15 mi	(615) 547-1754	3 Review(s) 5.0★

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	G & L Garden Center	Gift Shops	0.74 mi	(615) 374-2331	1 Review(s) 1.0★
2	Drejack Hemp Farm	Cosmetics & Beauty Supply	5.2 mi	(615) 802-7686	1 Review(s) 5.0★
3	Dollar General	Discount Store	8.27 mi	(615) 451-7800	1 Review(s) 5.0★
4	Ben Bray Real Estate & Auction Company	Auction Houses	10.21 mi	(615) 666-2232	1 Review(s) 3.0★
5	Walmart Supercenter	Department Stores	10.22 mi	(615) 666-2135	3 Review(s) 1.5★
6	Walmart Vision & Glasses	Eyewear & Opticians	10.23 mi	(615) 666-9644	1 Review(s) 1.0★
7	Tuck's Building Center	Hardware Stores	10.3 mi	(615) 666-2582	1 Review(s) 1.0★
8	Sunshine Decor	Arts & Crafts	10.39 mi	(615) 666-7867	1 Review(s) 5.0★
9	Walgreens	Cosmetics & Beauty Supply	10.4 mi	(615) 688-5043	1 Review(s) 5.0★
10	Homepro	Hardware Stores	10.46 mi	(615) 644-2351	1 Review(s) 5.0★
11	Gross Appliance & Tv Furniture	Appliances & Repair	11.31 mi	(615) 666-7831	1 Review(s) 5.0★
12	D.T. McCall & Sons	Furniture Stores	11.34 mi	(615) 666-3708	1 Review(s) 1.0★
13	Renaissance Fiber Arts	Shades & Blinds	11.57 mi	(615) 295-5759	1 Review(s) 5.0★
14	Arnold's Safe & Lock	Keys & Locksmiths	11.57 mi	(615) 286-5625	1 Review(s) 5.0★
15	F & M Furniture Mfg Co	Furniture Stores	11.65 mi	(615) 666-2119	1 Review(s) 5.0★
16	Flowers by Leanne	Florists	12.13 mi	(615) 735-2978	1 Review(s) 1.0★
17	Bellagio Granite & Marble	Countertop Installation	13.35 mi	(615) 206-0505	3 Review(s) 1.0★
18	Cabinet Express	Countertop Installation	13.7 mi	(615) 451-6210	4 Review(s) 2.0★
19	Pratt Orchard and Garden Center	Nurseries & Gardening	14.76 mi	(615) 444-7742	1 Review(s) 4.0★
20	The Western Look	Shoe Stores	15.12 mi	(615) 547-7159	3 Review(s) 5.0★