

4555 Dixon Creek Road

Dixon Springs, TN 37057

SOLD!

Auction
10/16/2021 10:00 am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY OCTOBER 16, 2021 @ 10am

LOCATED 4555 DIXON CREEK ROAD • DIXON SPRINGS, TN 37057

DIRECTIONS:

From Hartsville, TN, take Hwy 25-East 7 miles, turn left on Young Branch Road, go 1 mile, turn left on Cato Road which becomes Dixon Creek Road, go 3 miles, turn right to stay on Dixon Creek Road, go 1.4 miles, turn left to stay on Dixon Creek Road to auction property at 4555. Watch for signs!!!

108 PRIME ACRES • HOUSE & TWO BARNES

SELLING IN 13 TRACTS

TRACTS RANGING IN SIZE FROM 3.43 TO 14.71 ACRES

UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED

108 Prime Acres • House • 2 Barns

Land is improved with a Country Home and Two Barns

Selling in 13 Acreage Tracts Ranging in Size from 3.43 to 14.71 Acres

All Tracts -

- ✓i,□ Front Dixon Creek Road ✓i,□ Have Utility Water Available
- ✓i,□ Soils Tested and Septic Approve - details sale date ✓i,□ Excellent Building Sites

VIDEO

https://youtu.be/LwriZ_oZVEk

Tract 1:

3.51 acres • improved with large barn

Tract 2:

3.43 acres • long road frontage

Tract 3:

12.37 acres • bordered by creek of road

Tract 4:

11.55 acres • creek bottom

Tract 5:

14.71 acres • open & wooded areas

Tract 6:

13.95 acres • open & wooded areas

Tract 7:

12.88 acres • panoramic hilltop view

Tract 8:

5.13 acres, improved with neat, clean 1-1/2 story country home featuring living room, kitchen-dining area, den, 4 bedrooms (2 down & 2 up), 1 bath and 1 room basement. Move in ready!

Tract 9:

6.60 acres • beautiful hilltop building site

Tract 10:

6.90 acres • fronts both sides

Tract 11:

7.29 acres • fronts both sides of road

Tract 12:

5.32 acres • excellent building site

Tract 13:

4.39 acres • long road frontage

Beautiful Land
Open & Wooded • Creek Bottoms & Hilltops
Panoramic Views
OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE

**ABSOLUTE
AUCTION**

**Saturday
October 16, 2021
10:00 AM**

Call Jim Agee at 615-444-0909 For Further Information

Billy Smith Estate - Gwendolyn Smith, Owner

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON 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; prorate 2021 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers 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



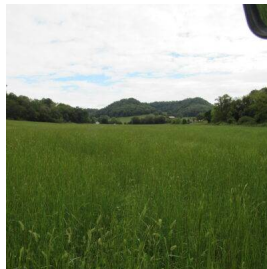
615.444.0909

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2021-10-16
Buyer's Agent Comp.	Call for Details
Address Street	4555 Dixon Creek Road
Address City	Dixon Springs
Address State	TN
Address Zipcode	37057
County	Trousdale
Property Type	Land
Property Status	Listed / Active
Auction Highlights	108 Prime Acres • 4 Bedroom/1 Bath Home • 2 Barns • 13 Tracts Absolute Auction • Saturday October 16, 2021 • 10 am
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

[illegible]



Local & Nearby Area Resources / Businesses

 **Restaurants:** 20+

 **Health / Medical:** 20+

 **Shopping:** 20+

 **Grocery:** 18

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

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	New China Buffet	Chinese	6.59 mi	(615) 666-5668	3 Review(s) 2.0
2	Pit-Stop	Restaurants	6.61 mi	(615) 666-6683	1 Review(s) 5.0
3	La Tia Mexican Restaurant	Mexican	6.65 mi	(615) 666-6868	3 Review(s) 4.5
4	Gibson's Cafe	Desserts	6.83 mi	(615) 666-2244	5 Review(s) 4.5
5	J's Grill	American (New)	6.89 mi	(615) 666-5620	1 Review(s) 4.0
6	McDonald's	Burgers	6.93 mi	(615) 688-7111	6 Review(s) 1.0
7	Tray's Garden Chinese Restaurant	Chinese	7.01 mi	(615) 666-6688	8 Review(s) 4.0
8	Agave's Mexican Restaurant	Mexican	7.03 mi	(615) 666-4000	6 Review(s) 4.0
9	Stockyard Cafe	American (Traditional)	7.39 mi	(615) 666-5890	2 Review(s) 2.0
10	Pep A Ronis	Pizza	7.64 mi	(615) 688-7664	4 Review(s) 5.0
11	Taco Bell	Fast Food	7.66 mi	(615) 666-8226	1 Review(s) 3.0
12	Pizza Hut	Pizza	7.71 mi	(615) 666-6383	3 Review(s) 1.0
13	Grecian Steak House	Steakhouses	7.83 mi	(615) 666-2520	9 Review(s) 3.0
14	L & T Early Bird Cafe	Breakfast & Brunch	8.79 mi	(615) 374-5055	4 Review(s) 4.5
15	Village Pizza	Pizza	8.81 mi	(615) 374-2207	5 Review(s) 4.0
16	China Buffet	Chinese	8.87 mi	(615) 374-3833	3 Review(s) 4.0
17	McDonald's	Fast Food	8.87 mi	(615) 374-0200	2 Review(s) 1.0
18	Subway	Sandwiches	8.91 mi	(615) 374-0259	3 Review(s) 2.5
19	The Mexican Grilled Cheese	Mexican	8.97 mi	(615) 680-3166	4 Review(s) 2.5
20	Pig Pen Barbeque	Barbeque	9.02 mi	(615) 374-9100	20 Review(s) 3.5

Area Grocery 18

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	6.88 mi	(615) 666-2135	3 Review(s) 1.5
2	Lafayette Hometown Foods	Grocery	7.33 mi	(615) 666-6866	1 Review(s) 5.0
3	Piggly Wiggly	Grocery	8.84 mi	(615) 374-0600	1 Review(s) 3.0
4	Quik-N-Easy Deli & Market	Grocery	11.44 mi	(615) 735-1677	1 Review(s) 4.0
5	Walmart Supercenter	Department Stores	12.81 mi	(615) 735-2049	3 Review(s) 2.5
6	Price Less Foods	Grocery	15.96 mi	(615) 644-3245	1 Review(s) 2.0
7	Mike's Foodland	Grocery	16.13 mi	(615) 644-2291	3 Review(s) 4.5
8	Buffet Pizza	Grocery	16.8 mi	(615) 644-3658	1 Review(s) 4.0

9	Stagecoach General Store	Grocery	16.93 mi	(615) 452-0808	1 Review(s) 1.0★
10	Gordonsville Shoprite	Grocery	17.72 mi	(615) 683-3329	1 Review(s) 1.0★
11	H. G. Hill's Grocery Store	Grocery	18.44 mi		1 Review(s) 1.0★
12	Al's Foodland	Grocery	21.03 mi	(615) 449-8293	1 Review(s) 5.0★
13	La Tienda Hispana	Grocery	22.06 mi	(615) 444-9859	9 Review(s) 4.5★
14	Walmart Supercenter	Department Stores	22.55 mi	(615) 444-0471	21 Review(s) 2.0★
15	ALDI	Grocery	22.93 mi	(855) 955-2534	3 Review(s) 4.5★
16	Kroger	Grocery	23.13 mi	(615) 449-4631	7 Review(s) 3.5★
17	Publix Super Markets	Grocery	23.42 mi	(615) 444-2581	10 Review(s) 3.5★
18	Habegger's Amish Market	Grocery	26.69 mi	(270) 618-5676	17 Review(s) 4.5★

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hunt Philip W MD	Doctors	6.87 mi	(615) 688-5383	1 Review(s) 1.0★
2	Fast Pace Health Urgent Care - Lafayette	Urgent Care	7.14 mi	(615) 561-1042	1 Review(s) 1.0★
3	Raum Family Dentistry	Orthodontists	7.55 mi	(615) 666-4865	1 Review(s) 1.0★
4	Hartsville Dental Care	Endodontists	8.88 mi	(615) 374-9181	2 Review(s) 3.0★
5	Riverview Regional Medical Center	Medical Centers	11.45 mi	(615) 735-1560	1 Review(s) 2.0★
6	Jon A Long, DDS	General Dentistry	11.5 mi	(615) 735-0808	1 Review(s) 5.0★
7	Carthage Family Chiropractic	Chiropractors	11.78 mi	(615) 735-9336	1 Review(s) 5.0★
8	Fast Pace Health Urgent Care - Carthage	Urgent Care	12.37 mi	(615) 486-6178	1 Review(s) 1.0★
9	Hope Family Health Services	Medical Centers	14.53 mi	(615) 644-2000	1 Review(s) 5.0★
10	Westmoreland Family Clinic	Family Practice	15.81 mi	(615) 644-3000	3 Review(s) 1.0★
11	Fit Farm at Rock Springs	Weight Loss Centers	16.45 mi	(615) 654-6818	5 Review(s) 3.5★
12	Casey J Owen, DDS	Endodontists	17.63 mi	(615) 683-6161	1 Review(s) 5.0★
13	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	18.44 mi	(318) 243-4395	2 Review(s) 5.0★
14	Smile Gallery	General Dentistry	21.6 mi	(615) 444-2069	6 Review(s) 3.5★
15	MidTenn Primary Care	Walk-in Clinics	21.68 mi	(615) 547-6699	1 Review(s) 5.0★
16	Family Eye Med	Optometrists	21.83 mi	(615) 449-0541	5 Review(s) 3.5★
17	STAR Physical Therapy	Physical Therapy	21.83 mi	(615) 443-4938	3 Review(s) 3.5★
18	John M. Pino, OD,PhD	Optometrists	21.83 mi	(615) 449-0541	1 Review(s) 5.0★
19	Healthy Bones Chiropractic	Chiropractors	21.84 mi	(615) 549-8070	2 Review(s) 5.0★
20	The Massage Collection	Reflexology	21.95 mi	(615) 443-1974	1 Review(s) 5.0★

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Carthage Dance Studio	Dance Studios	13.13 mi	(615) 969-0547	1 Review(s) 5.0★
2	Lazy Day Horse Farm	Horse Boarding	13.95 mi	(615) 403-7528	1 Review(s) 5.0★
3	Lake Meadow Farm	Horseback Riding	14.15 mi	(931) 653-4824	3 Review(s) 5.0★
4	AJ's Adventures	Tubing	15.19 mi	(888) 529-4329	5 Review(s) 1.0★
5	Made in the Shade	RV Parks	15.85 mi	(931) 653-4486	4 Review(s) 2.5★
6	Long C Trails	Hiking	15.96 mi	(270) 618-7500	1 Review(s) 5.0★
7	Kaleo Skate Park	Skate Parks	16.1 mi		1 Review(s) 3.0★
8	Fit Farm at Rock Springs	Weight Loss Centers	16.45 mi	(615) 654-6818	5 Review(s) 3.5★
9	Nashville Kayak Lessons	Rafting/Kayaking	19.08 mi	(615) 461-0711	3 Review(s) 5.0★
10	Bledsoe Creek State Park	Parks	19.78 mi	(615) 452-3706	13 Review(s) 3.5★
11	Broughton Firearms	Gun/Rifle Ranges	21.38 mi	(270) 618-2220	1 Review(s) 5.0★
12	The Dancing Lights Of Christmas	Kids Activities	21.52 mi		13 Review(s) 3.0★
13	Jimmy Floyd Family Life Center	Fitness & Instruction	21.67 mi	(615) 453-4545	4 Review(s) 3.5★
14	Wilkies Outfitters	Rafting/Kayaking	21.75 mi	(615) 784-4179	1 Review(s) 5.0★
15	Guardian MMA Lebanon	Brazilian Jiu-jitsu	21.8 mi	(615) 506-0428	1 Review(s) 5.0★
16	Maple Hill Road Driving Range	Golf	21.82 mi	(615) 444-4833	2 Review(s) 2.5★
17	Pro Bowling Center	Bowling	21.87 mi	(615) 449-3898	6 Review(s) 3.5★
18	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	21.95 mi	(804) 305-2321	1 Review(s) 5.0★
19	The Gun Room	Sporting Goods	21.97 mi	(615) 453-6030	6 Review(s) 5.0★
20	Don Fox Park	Parks	22.17 mi	(615) 449-0303	10 Review(s) 4.0★

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	6.88 mi	(615) 666-2135	3 Review(s) 1.5★
2	Walmart Vision & Glasses	Eyewear & Opticians	6.88 mi	(615) 666-9644	1 Review(s) 1.0★

3	Lafayette Florist	Florists	6.93 mi	(615) 666-2875	1 Review(s) 2.0
4	Flowers by Leanne	Florists	7.04 mi	(615) 735-2978	1 Review(s) 1.0
5	Walgreens	Cosmetics & Beauty Supply	7.11 mi	(615) 688-5043	1 Review(s) 5.0
6	Sunshine Decor	Arts & Crafts	7.71 mi	(615) 666-7867	1 Review(s) 5.0
7	Tuck's Building Center	Hardware Stores	7.82 mi	(615) 666-2582	1 Review(s) 1.0
8	Gross Appliance & Tv Furniture	Appliances & Repair	7.83 mi	(615) 666-7831	1 Review(s) 5.0
9	Ben Bray Real Estate & Auction Company	Auction Houses	7.84 mi	(615) 666-2232	1 Review(s) 3.0
10	D.T. McCall & Sons	Furniture Stores	7.94 mi	(615) 666-3708	1 Review(s) 1.0
11	F & M Furniture Mfg Co	Furniture Stores	8.82 mi	(615) 666-2119	1 Review(s) 5.0
12	G & L Garden Center	Gift Shops	9.05 mi	(615) 374-2331	1 Review(s) 1.0
13	Newberry & Sons Chairs	Furniture Stores	9.82 mi	(615) 699-3755	1 Review(s) 5.0
14	Tractor Supply	Home & Garden	11.29 mi	(615) 735-2684	1 Review(s) 4.0
15	Smith County Drug Center	Drugstores	11.7 mi	(615) 735-2223	1 Review(s) 5.0
16	#holly's	Accessories	12.17 mi	(615) 486-7467	1 Review(s) 5.0
17	D T McCall & Sons	Appliances	12.21 mi	(615) 735-0165	14 Review(s) 3.0
18	All Things Engraved	Gift Shops	12.24 mi	(615) 778-1481	7 Review(s) 5.0
19	Southern Greek Brotique	Men's Clothing	12.28 mi	(615) 489-6361	1 Review(s) 5.0
20	Walmart Supercenter	Department Stores	12.81 mi	(615) 735-2049	3 Review(s) 2.5