

Puckett Rd

Watertown, TN 37184

SOLD!

Auction
08/24/2019 10:00AM

ABSOLUTE AUCTION

SATURDAY, AUGUST 24, 2019 @ 10:00 A.M.
LOCATED PUCKETT ROAD, WATERTOWN, TN 37184

DIRECTIONS: From Lebanon, go Cainsville Road (TN-266 S) approximately 12 miles, turn left on Puckett Road, go 1.3 miles to auction. **WATCH FOR SIGNS!**

TWO TRACTS OF LAND – WILSON COUNTY, TN



TRACT 1: 48.76 Acres, fronts over 1100 feet on Puckett Road, selling in one tract. Property is rolling, pretty wooded land with lots of hardwoods, possibly some marketable timber, utility water nearby. Walking trails have been cut for viewing convenience. **SELDOM DO YOU HAVE THE OPPORTUNITY TO BUY THIS MANY ACRES WITH THIS MUCH ROAD FRONTAGE IN ONE TRACT.**

TRACT 2: 38.12 Acres per new survey, as shown on Wilson County Tax Map 145, Parcel 028.00. Property is rolling with a 20-30 year growth of vegetation. A large portion of this property could be reclaimed to productive farm land. **THIS PROPERTY DOES NOT HAVE ROAD FRONTAGE NOR INGRESS/EGRESS ACCESS EASEMENT. SELLING AS A TRACT OF LAND ONLY.**

CALL JIM AGEE @ 615-504-0963 FOR FURTHER INFORMATION.

FINANCING available thru Wilson Bank & Trust, Ralph Mallicoat, 615-444-2265; or Southern Bank of TN, David Penuel, 615-444-3700. *Contact the lender of your choice to prequalify prior to sale date.*

ESTATE OF MR. JOEL LEEMAN

PAT SEARL, EXECUTRIX

JEFF MOBLEY, ATTORNEY

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 deeds; prorate 2019 property taxes; give possession with deed.
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.



728 WEST MAIN STREET, LEBANON, TENNESSEE
615-444-0909

JAY WHITE #2309 JIM AGEE #0792
CLAY SANDERS #4894 HARRY BENNETT #2769
PHIL BRYANT #3047 HAYDEN WHITE #6931
www.AgeeAndJohnson.com
FIRM LICENSE #177

Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



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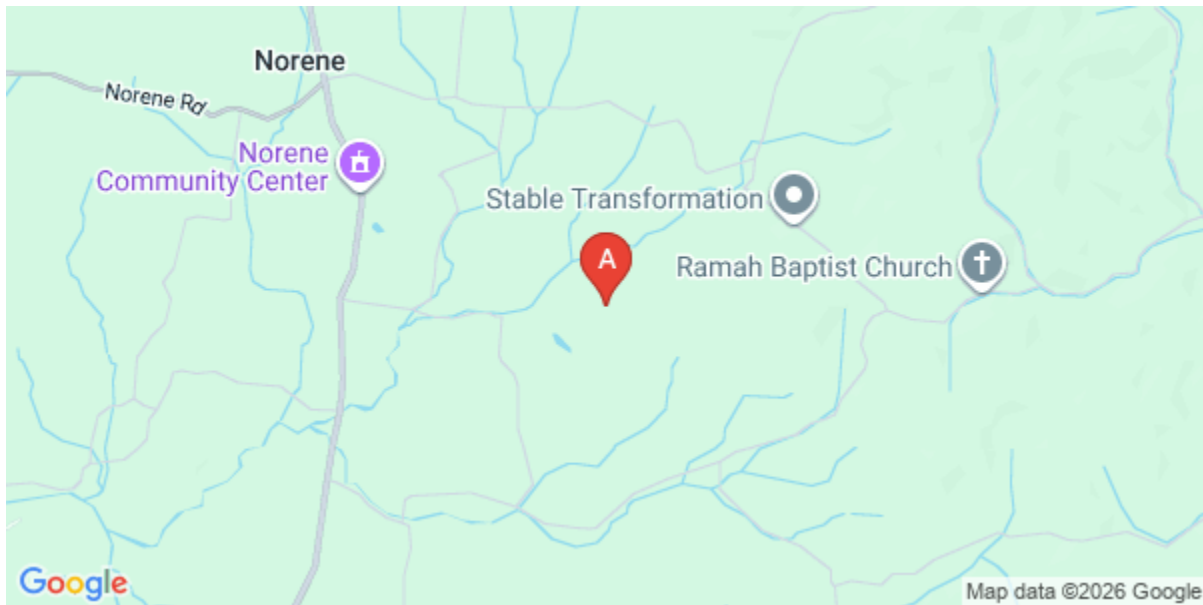
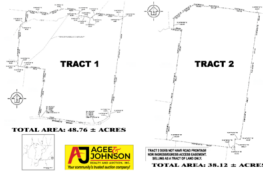
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Video:

<https://youtu.be/cijaUx8agrQ>

Auction Date	2019-08-24
Buyer's Agent Comp.	Call for Details
Address Street	Puckett Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson

Property Type	Land
Property Status	Listed / Active
Auction Highlights	Two Tracts of Land in Watertown, Wilson County, TN
Auction Time Start	10:00AM
Auction Type	absolute
HouseLens Link	http://youtu.be/cijaUx8agrQ
Is Home	no



Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+

- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	5.73 mi	(615) 237-3163	3 Review(s) 5.0
2	Statesville Market	Breakfast & Brunch	5.95 mi	(615) 286-1515	2 Review(s) 5.0
3	Depot Junction Cafe	American (Traditional)	6.2 mi	(615) 237-3976	16 Review(s) 2.0
4	Mi Ranchito	Mexican	6.25 mi	(615) 237-0400	11 Review(s) 4.0
5	Nona Lisa Pizzeria	Pizza	6.29 mi	(615) 237-0102	69 Review(s) 4.5
6	Depot Restaurant	Pop-Up Restaurants	6.65 mi	(615) 237-3976	1 Review(s) 5.0
7	Taqueria Jalisco	Mexican	7.52 mi		4 Review(s) 4.5

8	City Limits Cafe	American (Traditional)	10.11 mi	(615) 453-9138	29 Review(s) 4.0
9	Jalisco Mexican Restaurant	Mexican	10.17 mi	(615) 449-2299	13 Review(s) 3.5
10	Four Winds Restaurant	Burgers	10.32 mi	(615) 449-9909	2 Review(s) 5.0
11	Uncle Petes Home Cooking	American (Traditional)	10.34 mi	(615) 449-0030	32 Review(s) 4.0
12	Sonic Drive-In	Fast Food	10.37 mi	(615) 547-0070	9 Review(s) 1.5
13	Dairy Queen	Fast Food	10.57 mi	(615) 453-8991	3 Review(s) 3.0
14	Taco Bell	Fast Food	10.66 mi	(615) 449-4858	13 Review(s) 2.5
15	Alexandria Pizza And Steaks	Pizza	10.68 mi	(615) 529-2881	5 Review(s) 3.0
16	O'Charley's Restaurant & Bar	American (Traditional)	10.69 mi	(615) 453-1185	48 Review(s) 3.0
17	Subway	Sandwiches	10.71 mi	(615) 965-2420	1 Review(s) 1.0
18	Smack Middle Eastern Restaurant	Middle Eastern	10.72 mi	(615) 444-5200	1 Review(s) 1.0
19	Logan's Roadhouse	American (Traditional)	10.72 mi	(615) 453-7007	45 Review(s) 2.5
20	NYNY Pizza	Pizza	10.72 mi	(615) 470-3150	10 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	6.16 mi	(615) 237-9777	2 Review(s) 1.5
2	ALDI	Grocery	11.17 mi	(855) 955-2534	3 Review(s) 4.5
3	Walmart Supercenter	Department Stores	11.18 mi	(615) 444-0471	17 Review(s) 2.0
4	96 Food Mart	Grocery	11.31 mi	(615) 893-7070	2 Review(s) 2.0
5	La Tienda Hispana	Grocery	12.01 mi	(615) 444-9859	7 Review(s) 4.5
6	Lascassas Market	Convenience Stores	12.52 mi	(615) 396-8521	1 Review(s) 4.0
7	Publix	Grocery	12.95 mi	(615) 849-6254	10 Review(s) 4.0
8	ALDI	Grocery	13.2 mi	(855) 955-2534	2 Review(s) 4.5
9	Al's Foodtown	Grocery	13.32 mi	(615) 449-8293	1 Review(s) 5.0
10	Kroger	Grocery	13.54 mi	(615) 449-4631	6 Review(s) 3.5
11	Kroger	Grocery	13.84 mi	(615) 907-6223	12 Review(s) 3.0
12	Kroger	Drugstores	14.14 mi	(615) 217-2825	7 Review(s) 2.5
13	Publix Super Markets	Grocery	14.45 mi	(615) 444-2581	8 Review(s) 3.5
14	Walmart Supercenter	Grocery	14.51 mi	(615) 995-7092	10 Review(s) 1.5
15	Walmart Supercenter	Grocery	14.51 mi	(615) 995-7092	3 Review(s) 1.0
16	Sprouts Farmers Market	Grocery	14.56 mi	(615) 486-6081	32 Review(s) 4.0
17	Mercados Marias	Grocery	15.1 mi	(615) 217-9764	8 Review(s) 3.5
18	Bp Oil	Grocery	15.7 mi	(615) 895-1127	1 Review(s) 3.0
19	Al Rayan Resturant and Market	Grocery	15.97 mi	(615) 494-5977	71 Review(s) 4.5
20	Food Lion	Grocery	15.98 mi	(615) 355-6901	1 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	11.08 mi	(615) 444-2121	3 Review(s) 3.5
2	Walmart Pharmacy	Pharmacy	11.18 mi	(615) 449-0611	1 Review(s) 1.0
3	Hughston Clinic Orthopaedics	Orthopedists	11.23 mi	(615) 547-6700	2 Review(s) 1.0
4	Kearny Kathleen R MD	Cardiologists	11.23 mi	(615) 449-6868	1 Review(s) 5.0
5	Mathews Jeffrey MD Facs	Surgeons	11.24 mi	(615) 443-1599	1 Review(s) 1.0
6	STAR Physical Therapy	Physical Therapy	11.28 mi	(615) 466-5200	1 Review(s) 5.0
7	Tennessee Orthopedics	Orthopedists	11.28 mi	(615) 449-0990	1 Review(s) 5.0
8	Pediatric Dentistry - Lebanon	Pediatric Dentists	11.33 mi	(615) 545-1812	1 Review(s) 4.0
9	Aspen Dental	General Dentistry	11.34 mi	(615) 444-5447	2 Review(s) 1.0
10	Cumberland Skin	Dermatologists	11.36 mi	(615) 449-5771	10 Review(s) 3.0
11	MidTenn Primary Care	Walk-in Clinics	11.37 mi	(615) 547-6699	1 Review(s) 5.0
12	Newman Dental Associates	Oral Surgeons	11.77 mi	(615) 470-8550	1 Review(s) 5.0
13	Children's Clinic East, PC	Pediatricians	11.78 mi	(615) 466-9770	2 Review(s) 1.0
14	Healthy Bones Chiropractic	Chiropractors	12.17 mi	(615) 549-8070	2 Review(s) 5.0
15	The Massage Collection	Reflexology	12.26 mi	(615) 443-1974	1 Review(s) 5.0
16	Tennessee Family Dental	Cosmetic Dentists	12.36 mi	(615) 444-3185	3 Review(s) 5.0
17	Massages by Jon	Massage Therapy	12.39 mi	(931) 800-0106	1 Review(s) 5.0
18	Hardin Family Chiropractic	Chiropractors	12.43 mi	(615) 443-1000	1 Review(s) 5.0
19	Gallaher John OD	Optometrists	12.46 mi	(615) 444-9111	1 Review(s) 5.0
20	Gallaher EyeCare	Optometrists	12.46 mi	(615) 444-9111	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Watertown Elementary School	K-8 Public	5.69 mi	(615) 237-3821	6.0	3.0
2	Watertown Middle School	6-8 Public	5.93 mi	(615) 237-4000	4.0	N/A
3	Watertown High School	9-12 Public	6.72 mi	(615) 237-3434	7.0	3.0
4	Advocate @ Y.E.S.	7-11 Private	8.15 mi	(615) 444-1819	N/A	N/A
5	Lascassas Elementary School	K-5 Public	8.67 mi	(615) 893-0758	9.0	4.0
6	Auburn Elementary School	K-8 Public	9.51 mi	(615) 464-4342	5.0	5.0
7	Tennessee Virtual On-Line School	K-12 Public	10.06 mi	(615) 443-2681 x2	5.0	N/A
8	Walter Hill Elementary School	PK-5 Public	10.99 mi	(615) 893-8046	5.0	5.0
9	Southside Elementary School	PK-8 Public	11.07 mi	(615) 444-6330	6.0	4.0
10	Wilson Elementary School	K-5 Public	11.12 mi	(615) 904-3840	6.0	4.0
11	Tuckers Cross Roads	K-8 Public	11.31 mi	(615) 444-3956	4.0	3.0
12	McClain Christian Academy	PK-10 Private	11.45 mi	(615) 444-2678	N/A	5.0
13	Youth Emergency Services	8-12 Private	11.58 mi	(615) 898-0051	N/A	N/A
14	Wilson Co Adult High School	9-12 Public	11.67 mi	(615) 443-7199	N/A	N/A
15	Wilson Central High School	9-12 Public	11.85 mi	(615) 453-4600	8.0	4.0
16	Gladeville Elementary School	PK-5 Public	12.29 mi	(615) 444-5694	5.0	3.0
17	Winfree Bryant Middle School	6-8 Public	12.5 mi	(615) 449-4560	5.0	N/A
18	The Cedars Preparatory Academy	PK-4 Private	12.52 mi	(615) 257-1394	N/A	5.0
19	Byars Dowdy Elementary School	PK-5 Public	12.69 mi	(615) 444-6651	6.0	4.0
20	DeKalb West Elementary School	PK-8 Public	12.87 mi	(615) 536-5332	6.0	4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	7.12 mi	(615) 444-9797	5 Review(s) 4.5
2	Cedars Of Lebanon State Park	Parks	7.2 mi	(615) 443-2769	32 Review(s) 4.0
3	Sellars State Farm Archaeological Area	Parks	8.7 mi		1 Review(s) 3.0
4	Guy Personal Defense	Gun/Rifle Ranges	9.92 mi	(615) 603-7824	5 Review(s) 5.0
5	Anytime Fitness	Gyms	10.17 mi	(615) 444-3484	7 Review(s) 4.5
6	The Gun Room	Sporting Goods	10.78 mi	(615) 453-6030	6 Review(s) 5.0
7	Walter Hill Dam	Fishing	11.16 mi		1 Review(s) 3.0
8	Cedar Crest Golf Club	Golf	11.28 mi	(615) 849-7837	1 Review(s) 4.0
9	The Dancing Lights Of Christmas	Kids Activities	11.28 mi		4 Review(s) 4.0
10	Stones River Kayak and Canoe Rental	Rafting/Kayaking	11.9 mi	(615) 946-7810	3 Review(s) 5.0
11	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	12.11 mi	(804) 305-2321	1 Review(s) 5.0
12	Wilkie's Outfitters	Rafting/Kayaking	12.25 mi	(615) 784-4179	1 Review(s) 5.0
13	Va Golf Course	Golf	12.48 mi	(615) 893-2543	2 Review(s) 2.5
14	Daybreak Farm & Riding Academy	Horseback Riding	12.51 mi	(615) 979-2199	3 Review(s) 5.0
15	Guardian MMA Lebanon	Brazilian Jiu-jitsu	12.74 mi	(615) 506-0428	1 Review(s) 5.0
16	Pro Bowling Center	Bowling	12.88 mi	(615) 449-3898	6 Review(s) 3.5
17	Jimmy Floyd Family Life Center	Fitness & Instruction	12.99 mi	(615) 453-4545	4 Review(s) 3.5
18	Flat Rock Cedar Glades and Barrens State Natural Area	Hiking	13.03 mi	(615) 532-0431	1 Review(s) 3.0
19	Planet Fitness	Gyms	13.13 mi	(615) 994-6905	1 Review(s) 5.0
20	Don Fox Park	Parks	13.3 mi	(615) 449-0303	10 Review(s) 4.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Norene General Store	Department Stores	1.76 mi	(615) 286-2229	3 Review(s) 4.5
2	Dollar General Store	Fashion	5.73 mi	(615) 237-0222	1 Review(s) 3.0
3	Country Store Quilt Shop	Fabric Stores	6.04 mi	(615) 444-4228	1 Review(s) 4.0
4	Thornton Metals Studio	Jewelry	6.15 mi	(615) 934-2771	1 Review(s) 5.0
5	Dainty Darlin	Accessories	6.21 mi	(615) 604-6897	1 Review(s) 5.0
6	Lebanon Vacuum & Sewing Center	Fabric Stores	7.6 mi	(615) 443-7644	2 Review(s) 2.5
7	Parkland Flea Market	Flea Markets	7.64 mi	(615) 449-6050	4 Review(s) 3.5
8	Dollar General	Department Stores	7.65 mi	(615) 257-0195	2 Review(s) 3.5
9	Lascassas Feed Supply	Farmers Market	7.96 mi	(615) 893-4142	2 Review(s) 4.5
10	Medical Center Supply	Medical Supplies	7.96 mi	(615) 273-3426	1 Review(s) 5.0
11	Nana's Plant Farm	Nurseries & Gardening	9.1 mi	(615) 444-8733	3 Review(s) 4.5
12	Dutton's Market & Hardware	Hardware Stores	9.48 mi	(615) 464-4774	1 Review(s) 1.0

13	Lascassas Drug	Drugstores	9.54 mi	(615) 933-2769	1 Review(s) 5.0
14	Import Cabover Trucks	Battery Stores	10.03 mi	(615) 449-9483	1 Review(s) 1.0
15	The White Room	Bridal	10.49 mi	(615) 449-9756	24 Review(s) 4.5
16	Samsonite Outlet	Luggage	10.58 mi	(615) 444-5311	1 Review(s) 1.0
17	SKECHERS Factory Outlet	Shoe Stores	10.58 mi	(615) 449-9705	1 Review(s) 1.0
18	Coach Store	Leather Goods	10.58 mi	(615) 443-3688	2 Review(s) 4.0
19	Wilson Leather	Leather Goods	10.58 mi	(615) 453-0790	2 Review(s) 4.5
20	Kian Toys	Toy Stores	10.59 mi	(615) 449-2440	3 Review(s) 1.5