

## 4090 Browning Branch Rd Bethpage, TN 37022

## SOLD!

Auction 04/15/2023 10:00 am





Contact Agee & Johnson Today!

## **Hayden White**

Phone (Office): 615-444-0909

Phone (Cell): 615-587-1152

Email: jhwhite@realtracs.com

Website: http://haydenwhiterealtor.com/





# ABSOLUTE AUCTION SATURDAY APRIL 15, 2023 @ 10am LOCATED 4090 BROWNING BRANCH RD • BETHPAGE, TN 37022

## **DIRECTIONS:**

From Historic Lebanon Square, travel North on North Cumberland/231-N 14.4 miles, turn right on Templow Road, 2.3 miles, turn left onto Browning Branch Road, . mile. Watch for signs!!!

47+/- BEAUTIFUL ACRES • 4 ACREAGE TRACTS
RENOVATED 3 BEDROOM • 2.5 BATH BRICK HOME

## TRACTS RANGING IN SIZE FROM 5.01 TO 20.72 ACRES UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED



## Truly Private Serene Country Living

47+/- Acres, carefully surveyed and divided into 4 Acreage Tracts
All tracts front Browning Branch Rd, have utility water
Soils tested for septic system (details sale date)
No mobile or modular homes
Land lays level to rolling, open pasture and some wooded areas

Excellent Building Sites!



## **All Tracts -**

✓ï, ☐ Front Browning Branch Rd ✓ï, ☐ Have Utility Water Available

✓ï, ☐ Soils Tested and Septic Approve ✓ï, ☐ Excellent Building Sites

✓ï, Level to Gently Rolling Acreage

✓ï, 🛮 Large Open Areas 🗸 ï, 🖂 Serene Environment

✓ï, ☐ Mature Trees ✓ï, ☐ Scenic Views

## 47+/- BEAUTIFUL ACRES SELLING IN 4 ACREAGE TRACTS RENOVATED 3 BEDROOM 2.5 BATH BRICK HOME

## Tract 1:

20.73 +/- Acres Partially Wooded with Pond and Pasture



### Tract 2:

11.00 +/- Acres Partially Wooded with Pond and Pasture

### Tract 3:

5.01 +/- Acres Improved with Newly Renovated Brick Home. 3 Bedrooms, 2.5 Baths, Kitchen with Granite Countertops, Stainless Steel Frigidaire Appliances, Custom Cabinetry, Wood Burning Fireplace, Hardwood Floors throughout top floor, Owners Suite is improved with Handicap Accessible Bathroom, Fully Finished Walk-out Basement with Tile Floor, Plenty of Storage, Sun Room, Backyard Entertainment Patio, Detached Garage.

## Tract 4:

10.55 +/- Acres Partially Wooded with Rolling Pasture

## OPEN FOR INSPECTION LOOK AT YOUR CONVENIENCE

Contact Hayden White 615.587.1152

## for Further Information

## ABSOLUTE

Saturday April 15, 2023 10:00 AM

## Contact Hayden White 615.587.1152 for Further Information

## Angie Langford and Pam Gregory, Owners

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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 2023 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

### JOHNSON REALTY AND AUCTION, INC

## Contact Agee & Johnson Today!

Auction Date	2023-04-15
Buyer's Agent Comp.	Call for Details
Address Street	4090 Browning Branch Rd
Address City	Bethpage
Address State	TN
Address Zipcode	37022

County	Trousdale
Property Type	Residential
Property Status	Listed / Active
Auction Highlights  Absolute Auction Saturday April 15, 2023 @ 10am 4090 Browning Branch Rd • Bethpage TN 47+/- Beautiful Acres • 4 Acreage Tracts Renovated 3 Bedroom • 2.5 Bath Brick Home	
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



## Contact Agee & Johnson Today!











































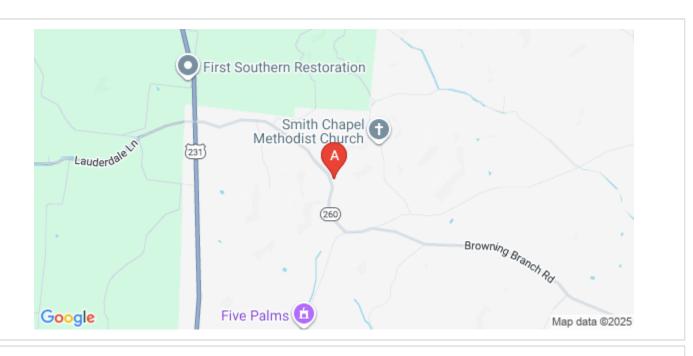












## **Local & Nearby Area Resources / Businesses**

Restaurants: 20+

Health / Medical: 20+

Shopping: 20+

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

### Grocery: 20+

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

Area Restaurants 2	0+
--------------------	----

#	Name	Туре	Distance	Phone	Rating
1	Keller's Restaurant	Restaurants	3.94 mi	(615) 374-4719	16 Review(s) 3.50
2	The Cove Restaurant	Desserts	4.88 mi	(615) 374-1610	3 Review(s) 5.0 <b>≎</b>
3	Corner Cafe	Restaurants	5.07 mi	(615) 644-4551	0 N/A
4	Kenny's Korner	Pizza	5.07 mi	(615) 644-3983	0 N/A
5	Corner Cafe-Fax Line	Restaurants	5.07 mi	(615) 644-2720	0 N/A
6	Creasy's 66 & Auto Service	Gas Stations	5.07 mi	(615) 644-2021	0 N/A
7	Plain Jane's Italian Cuisine	Italian	5.22 mi	(615) 374-6969	1 Review(s) 5.0 <b>≎</b>
8	Pig Pen Barbeque	Barbeque	5.22 mi	(615) 374-9100	24 Review(s) 4.00
9	The Mexican Grilled Cheese	Mexican	5.32 mi	(615) 680-3166	3 Review(s) 3.0 <b>≎</b>
10	Sonic Drive-In	Burgers	5.33 mi	(615) 374-2776	4 Review(s) 2.0 <b>℃</b>
11	McDonald's	Fast Food	5.39 mi	(615) 374-0200	2 Review(s) 1.0 <b>≎</b>
12	China Buffet	Chinese	5.42 mi	(615) 374-3833	4 Review(s) 4.0 <b>℃</b>
13	Subway	Sandwiches	5.42 mi	(615) 374-0259	3 Review(s) 2.5 <b>℃</b>
14	Bubba's Market	Convenience Stores	5.43 mi	(615) 374-0307	0 N/A
15	Southern Restaurant	Restaurants	5.44 mi	(615) 680-3172	0 N/A
16	Village Pizza	Pizza	5.48 mi	(615) 374-2207	7 Review(s) 4.0 <b>≎</b>
17	Dillehays Cafe	Restaurants	5.54 mi	(615) 374-2069	2 Review(s) 5.0 <b>℃</b>
18	L & T Early Bird Cafe	Breakfast & Brunch	5.55 mi	(615) 374-5055	5 Review(s) 3.5 <b>℃</b>
19	Farmers Harvest	Fruits & Veggies	5.56 mi	(615) 374-7991	9 Review(s) 4.0 <b>≎</b>
20	Hartsville Taco Co	Mexican	5.6 mi	(615) 680-8003	26 Review(s) 4.0 <b>≎</b>

## Area Grocery 20+

Al Ea	drocery 20+				
#	Name	Туре	Distance	Phone	Rating
1	Stagecoach General Store	Grocery	4.85 mi	(615) 452-0808	1 Review(s) 1.0 <b>℃</b>
2	DG Market	Discount Store	4.94 mi	(615) 502-5794	1 Review(s) 5.0 <b>℃</b>
3	DG Market	Grocery	4.96 mi	(615) 502-5794	0 N/A
4	Bethpage Store	Grocery	5.07 mi	(615) 841-3504	0 N/A
5	Dollar General	Grocery	5.25 mi	(615) 802-0085	0 N/A
6	Dollar General	Grocery	5.41 mi	(615) 374-7548	0 N/A
7	Hartsville Foodland	Grocery	5.42 mi	(615) 374-2774	0 N/A
8	Hartsville Foodland	Grocery	5.42 mi	(615) 374-2774	0 N/A

9	Piggly Wiggly	Grocery	5.5 mi	(615) 374-0	1600	1 Revie	w(s) 3.0 <b>≎</b>	
10	Roddy's Minit Mart	Grocery	5.62 mi	(615) 374-0		0 N/A	W(S) 3.0 <b>&amp;</b>	
11	Roddy's Market	Grocery	5.75 mi			0 N/A		
12	Bargain Center	Grocery	5.75 mi		(615) 374-3571 (615) 374-9486		0 N/A	
13	Rockbridge Market	Grocery	6.52 mi	(615) 230-1		0 N/A		
14	Fann's Market Sideview	-	6.82 mi			0 N/A		
		Grocery		(615) 451-3		•		
15	Peggy's Market	Grocery	6.95 mi	(615) 644-4		0 N/A		
16	Dollar General	Grocery	6.95 mi	(615) 991-2		0 N/A	(a) F 0 <b>0</b>	
17	Galloway Farms	Specialty Food	7.54 mi	(615) 230-3		3 Review(s) 5.0 <b>≎</b>		
18	Dollar General	Grocery	7.7 mi	(615) 649-6		0 N/A 4 Review(s) 4.0 <b>≎</b>		
19 20	Mike's Foodland Price Less Foods	Grocery Grocery	7.76 mi 7.95 mi	(615) 644-2 (615) 644-3			w(s) 4.0 <b>⊘</b> w(s) 2.0 <b>⊘</b>	
		diocery	7.55 1111	(015) 044 5	72 <del>7</del> 3	TREVIC	W(3) 2.0 <b>©</b>	
Are #	a Health / Medical 20+		Type		Distance	Phone	Rating	
1	Fit Farm at Rock Springs			t Loss Centers	3.24 mi	(615) 654-6818	7 Review(s) 4.5	
2	Rock Springs Retreat Center		•	t Loss Centers	3.24 mi	(615) 667-8055		
3	Carey Jack W Jr MD		Doctor		3.24 mi	(615) 374-2610	•	
4				s ed Living Facilities				
	Trousdale Senior Living Center			•		(615) 374-9771		
5	On the Verge Health and Fitness Coaching			& Instruction	4.65 mi	(615) 440-7666		
6	Lice All Clear		Lice Se		4.94 mi	(615) 739-0250		
7	Graves Thomas L OD			ar & Opticians	5.35 mi	(615) 323-7331		
8	Hartsville Eye Care		Optom		5.37 mi	(615) 374-2296		
9	Judd Matt OD			ar & Opticians	5.37 mi	(615) 374-2296	•	
10	Hartsville Dental Care		Endod		5.41 mi	` '	2 Review(s) 3.00	
11	Reed Floyd MD		-	Practice	5.44 mi	(615) 374-9275		
12	Carey Jack W Jr MD		Doctor		5.46 mi	(615) 374-2101		
13	Zion Wellness and Medical		Internal Medicine		5.56 mi	(615) 374-4700		
14	Leah K. Brown, IBCLC		Lactation Services		5.56 mi	(855) 905-2229		
15	Sinquefield Jere DDS		Oral Surgeons		5.59 mi	(615) 374-2978	0 N/A	
16	Samson Bien MD		Doctor	Doctors		(615) 374-4476	0 N/A	
17	Trubia Joseph Dr		Doctors		5.63 mi	(615) 374-0484	0 N/A	
18	Trousdale Medical Center		Hospitals		5.63 mi	(615) 374-2221	0 N/A	
19	eed Floyd MD		Doctor	S	5.64 mi	(615) 374-3971	0 N/A	
20	Lyles William D Jr MD & Associates		Doctor	S	5.68 mi	(615) 374-0703	0 N/A	
	ea Attractions / Things to Do 2	20+						
#	Name		Type		Distance	Phone	Rating	
1	Fit Farm at Rock Springs		Weight Los	s Centers	3.24 mi	(615) 654-6818	7 Review(s) 4.50	
2	On the Verge Health and Fitness Coaching		Fitness & Instruction		4.65 mi	(615) 440-7666	0 N/A	
3	Trousdale County of		Swimming	Pools	5.82 mi	(615) 374-1129	0 N/A	
4	Castalian Equestrian Center		Horseback	Riding	6.32 mi	(615) 374-8153	0 N/A	
5	Nashville Kayak Lessons		Rafting/Kay	/aking	7.21 mi	(615) 461-0711	3 Review(s) 5.00	
6	Bledsoe Creek State Park		Parks		7.66 mi	(615) 452-3706	21 Review(s) 4.00	
7	Kaleo Skate Park		Skate Park	5	7.92 mi		1 Review(s) 3.0 <b>℃</b>	
8	FiTHiT Strength & Conditioning		Trainers		9.77 mi	(615) 626-5202	0 N/A	
9	Lynx Kayak Rental		Rafting/Kay	aking/	10.07 mi	(615) 712-1110	0 N/A	
10	Triple Creek Park		Parks		10.44 mi	(615) 451-5911	0 N/A	
11	Smilin Danl Professional Guide Service		Fishing		11.04 mi	(615) 476-7214	0 N/A	
12	Excel Aquatics		Swimming	Pools	11.15 mi	(615) 826-3943	1 Review(s) 4.00	
13	Gallatin Leisure Services		Recreation		11.18 mi		0 N/A	
14	Kicks Swim Academy			Lessons/Schools			0 N/A	
15	IndigoFit		Weight Los		11.19 mi		0 N/A	
16	FY2 Fitness		=	nining Gyms		(615) 480-2873	0 N/A	
17	Impact Martial Arts		Karate	<u>.</u>	11.38 mi	(615) 461-8014	1 Review(s) 5.0 <b>℃</b>	
18	Sumner Regional Wellness Center		Gyms		11.64 mi	(615) 452-0619	0 N/A	
19	Macon County Golf Course Club House		Golf		11.74 mi		1 Review(s) 1.00	
20	Gallatin Pay Lake		Lakes			(615) 230-0456		
Δro	a Shopping 20+							
# #	Name		Туре		Distance	Phone	Rating	
	-		- 71-0			- <del></del>	· 3	

1	Crossroads Storage & Gifts	Self Storage	3.77 mi	(615) 374-8671	0 N/A
2	U-Haul Neighborhood Dealer	Truck Rental	3.77 mi	(615) 374-7872	0 N/A
3	Shadow Warrior Military Surplus - The Military Store	Military Surplus	3.85 mi	(615) 374-4229	0 N/A
4	Bearclaw Knives	Local Services	4.71 mi	(281) 838-0480	0 N/A
5	U-Haul Neighborhood Dealer	Truck Rental	4.72 mi	(615) 374-7946	0 N/A
6	DG Market	Discount Store	4.94 mi	(615) 502-5794	1 Review(s) 5.0 <b>≎</b>
7	DG Market	Grocery	4.96 mi	(615) 502-5794	0 N/A
8	Penny Lane Beauty Shop	Cosmetics & Beauty Supply	5.07 mi	(615) 841-3454	0 N/A
9	Westmoreland Video & Tan	Videos & Video Game Rental	5.07 mi		0 N/A
10	Mean Gene's Pizza	Videos & Video Game Rental	5.07 mi	(615) 644-3700	0 N/A
11	Family Dollar Store	Discount Store	5.07 mi	(615) 206-7412	0 N/A
12	Bransford Portable Structures	Sheds & Outdoor Storage	5.07 mi	(615) 359-0645	0 N/A
13	Crown Castle USA	Mobile Phones	5.12 mi	(502) 538-9841	0 N/A
14	G & L Garden Center	Gift Shops	5.23 mi	(615) 374-2331	1 Review(s) 1.0 <b>≎</b>
15	Dollar General	Grocery	5.25 mi	(615) 802-0085	0 N/A
16	Graves Thomas L OD	Eyewear & Opticians	5.35 mi	(615) 323-7331	0 N/A
17	Hartsville Eye Care	Optometrists	5.37 mi	(615) 374-2296	0 N/A
18	Judd Matt OD	Eyewear & Opticians	5.37 mi	(615) 374-2296	0 N/A
19	Heath Furniture & Appliance	Appliances	5.41 mi	(615) 374-3222	0 N/A
20	Dollar General	Grocery	5.41 mi	(615) 374-7548	0 N/A