

**12175 Sparta Pike**  
Watertown, TN 37184

**SOLD!**

Auction  
11/11/2023 10:00 am



Listed By (Agent):

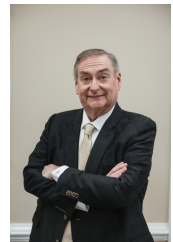
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



# ABSOLUTE AUCTION

**SATURDAY NOVEMBER 11, 2023**

**LOCATION 12175 SPARTA PIKE • WATERTOWN TN  
37184**

## **DIRECTIONS:**

**From I-40 take Exit-239 US-70 E/Sparta Pike toward Watertown, travel 14 miles. Watch for signs!!!**

**7 ACRES • EXECUTIVE HOME  
4 BEDROOMS • 3 BATHS**



### **Attention Investors and Homebuyers!**

Don't miss the opportunity to own a stunning 7 Acre property with a Beautiful Brick Home

This Spacious and Well Maintained Home features 4000+ sq ft of Single Level Living

4 Bedrooms, 3 Full Baths, Custom Cabinetry, Gas Log Fireplace and much more

Large Owners Suite featuring Jacuzzi Tub, Walk In Shower and His & Her Vanity



Oversized Rec Room plus Office/Craft Room off Garage

The expansive 7 Acre lot provides ample space for outdoor activities, gardening, and more  
Imagine enjoying the serene surroundings, with plenty of room for privacy and relaxation



**7 ACRES • EXECUTIVE HOME  
4 BEDROOMS • 3 BATHS**

<https://youtu.be/uq9lwtDMTys>

**Attention Realtors!**  
**1% Broker Participation**  
**Real Estate Agents Must Register 24 Hours In Advance**  
**Attend Auction With Perspective Buyers**  
**Call Auctioneer For Details**  
**Call Jay White at 615-444-0909 or 615-308-4421**  
**For Further Information**

**ABSOLUTE  
AUCTION**      **Saturday  
November 11, 2023  
10:00 AM**

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

**Estate of Charles and Betty Barrett**

**FINANCING:** Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; 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.

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**



Contact **Agee & Johnson** Today!

|                                  |   |
|----------------------------------|---|
| <b>Auction Date</b>              | 2023-11-11  |
| <b>Buyer's Agent Comp.</b>       | Call for Details  |
| <b>Address Street</b>            | 12175 Sparta Pike   |
| <b>Address City</b>              | Watertown   |
| <b>Address State</b>             | TN  |
| <b>Address Zipcode</b>           | 37184   |
| <b>County</b>                    | Wilson  |
| <b>Property Type</b>             | Residential   |
| <b>Property Status</b>           | Listed / Active   |
| <b>Auction Highlights</b>        | Absolute Auction<br>Saturday November 11, 2023 @ 10am<br>Executive Home • 4 Bedroom • 3 Bath • 7 Acres<br>12175 Sparta Pike • Watertown TN  |
| <b>Auction Time Start</b>        | 10:00 am  |
| <b>Auction Type</b>              | absolute  |
| <b>Branded Virtual Tour Link</b> | <a href="http://listings.real3dspace.com/sites/12175-sparta-pike-watertown-tn-37184-6594070/branded">http://listings.real3dspace.com/sites/12175-sparta-pike-watertown-tn-37184-6594070/branded</a> |

**Is Home**

yes

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**7 ACRES - EXECUTIVE HOME**  
**4 BEDROOMS - 3 BATHS**



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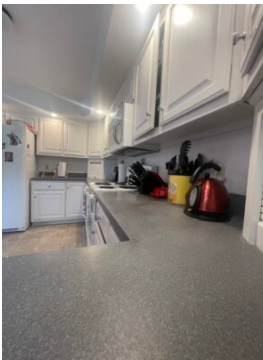
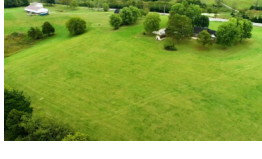
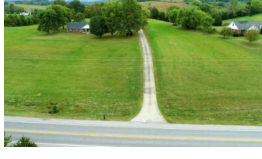
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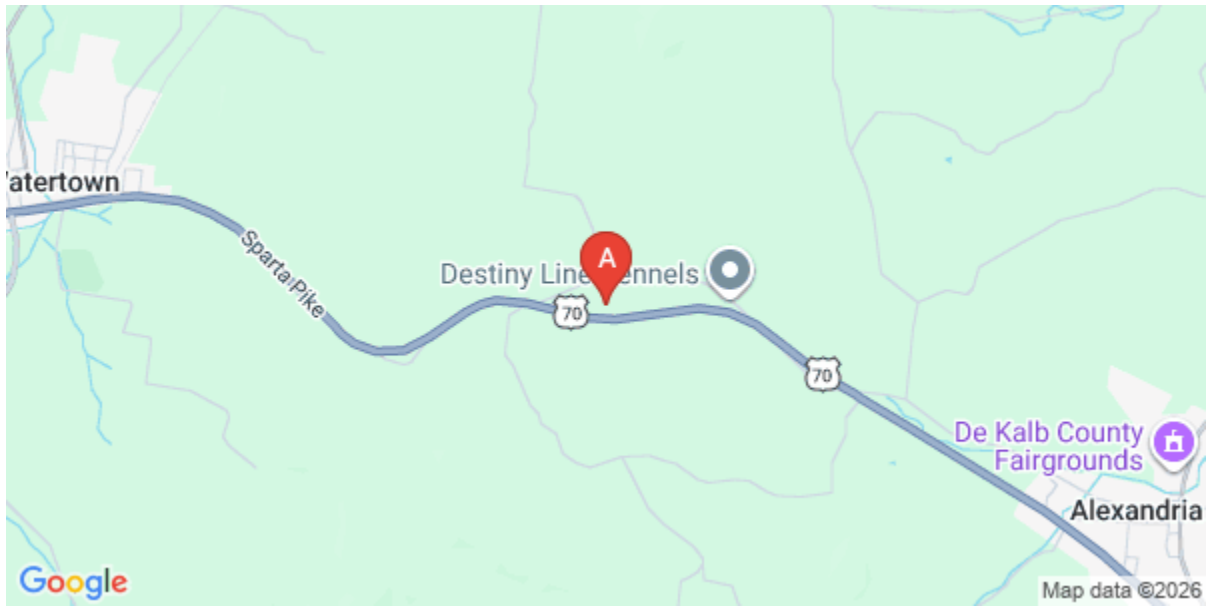
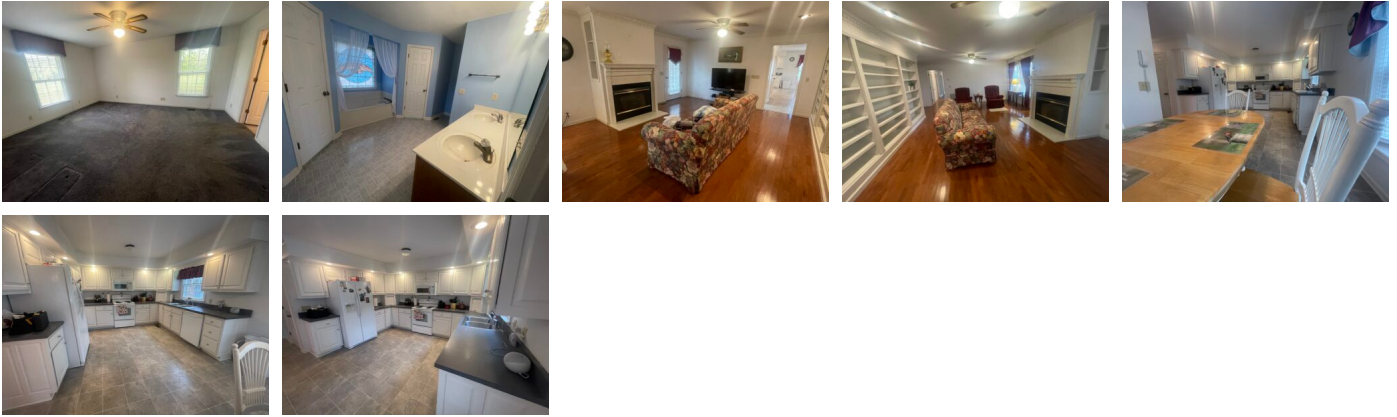
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### Local & Nearby Area Resources / Businesses

**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  | Depot Restaurant               | Pop-Up Restaurants     | 2.34 mi  | (615) 237-3976 | 3 Review(s) 4.0  |
| 2  | Sparta Greek Grill             | Greek                  | 2.4 mi   | (615) 697-2045 | 1 Review(s) 4.0  |
| 3  | Mi Ranchito                    | Mexican                | 2.89 mi  | (615) 237-0400 | 16 Review(s) 4.0 |
| 4  | Casa Amigos                    | Mexican                | 2.89 mi  | (615) 237-0400 | 1 Review(s) 5.0  |
| 5  | Depot Junction Cafe            | American (Traditional) | 2.92 mi  | (615) 237-3976 | 26 Review(s) 2.5 |
| 6  | Subway                         | Fast Food              | 3.33 mi  | (615) 237-3163 | 5 Review(s) 4.0  |
| 7  | Alexandria Pizza And Steaks    | Pizza                  | 3.41 mi  | (615) 529-2881 | 9 Review(s) 3.5  |
| 8  | Statesville Market             | Breakfast & Brunch     | 5.41 mi  | (615) 286-1515 | 3 Review(s) 5.0  |
| 9  | Cloverleaf Restaurant          | American (New)         | 8.22 mi  | (615) 536-5534 | 12 Review(s) 4.5 |
| 10 | Hillbilly Shack Delights       | Food Trucks            | 8.94 mi  | (615) 708-7985 | 3 Review(s) 4.5  |
| 11 | BB's Bistro                    | Bakeries               | 9.43 mi  | (615) 683-8211 | 12 Review(s) 5.0 |
| 12 | Wendy's                        | Fast Food              | 9.53 mi  | (615) 683-3421 | 16 Review(s) 3.0 |
| 13 | Bellacino's Pizza And Grinders | Pizza                  | 9.54 mi  | (615) 683-4000 | 26 Review(s) 4.0 |
| 14 | Arbys                          | Fast Food              | 9.57 mi  | (615) 683-3444 | 10 Review(s) 2.0 |
| 15 | KFC                            | Fast Food              | 9.6 mi   | (615) 683-1050 | 5 Review(s) 3.0  |
| 16 | McDonald's                     | Coffee & Tea           | 9.73 mi  | (615) 683-1000 | 25 Review(s) 2.5 |

|    |                             |            |         |                |                   |
|----|-----------------------------|------------|---------|----------------|-------------------|
| 17 | Timberloft House of BBQ     | Barbeque   | 9.73 mi | (615) 683-5070 | 150 Review(s) 4.5 |
| 18 | Taco Bell                   | Mexican    | 9.76 mi | (615) 683-1050 | 6 Review(s) 3.0   |
| 19 | Subway                      | Sandwiches | 9.76 mi | (615) 683-5050 | 1 Review(s) 1.0   |
| 20 | Waffle House - Gordonsville | Diners     | 9.78 mi | (615) 278-4800 | 13 Review(s) 3.0  |

### Area Grocery 20+

| #  | Name                       | Type              | Distance | Phone          | Rating           |
|----|----------------------------|-------------------|----------|----------------|------------------|
| 1  | Three Forks Marketplace    | Grocery           | 2.84 mi  | (615) 237-9777 | 4 Review(s) 3.5  |
| 2  | Gordonsville Shoprite      | Grocery           | 9.88 mi  | (615) 683-3329 | 1 Review(s) 1.0  |
| 3  | T N T Market               | Grocery           | 10.07 mi | (615) 683-8600 | 1 Review(s) 5.0  |
| 4  | Walmart Supercenter        | Department Stores | 13.31 mi | (615) 735-2049 | 5 Review(s) 2.5  |
| 5  | Walmart Supercenter        | Department Stores | 13.54 mi | (615) 444-0471 | 40 Review(s) 1.5 |
| 6  | Save A Lot                 | Grocery           | 13.69 mi | (615) 735-1932 | 1 Review(s) 5.0  |
| 7  | ALDI                       | Grocery           | 13.78 mi | (855) 955-2534 | 5 Review(s) 4.5  |
| 8  | Quik-N-Easy Deli & Market  | Grocery           | 13.79 mi | (615) 735-1677 | 1 Review(s) 4.0  |
| 9  | Dollar General             | Discount Store    | 13.98 mi | (615) 965-3350 | 2 Review(s) 3.5  |
| 10 | La Tienda Hispana          | Grocery           | 14.1 mi  | (615) 444-9859 | 9 Review(s) 4.5  |
| 11 | Big Rock Market            | Grocery           | 14.66 mi | (931) 858-0967 | 12 Review(s) 2.0 |
| 12 | Al's Foodland              | Grocery           | 14.84 mi | (615) 449-8293 | 9 Review(s) 2.5  |
| 13 | Dollar General             | Grocery           | 15.46 mi | (615) 784-5191 | 1 Review(s) 1.0  |
| 14 | Kroger                     | Grocery           | 16.28 mi | (615) 449-4631 | 16 Review(s) 2.5 |
| 15 | DG Market + pOpshelf       | Discount Store    | 16.43 mi | (615) 965-4320 | 1 Review(s) 1.0  |
| 16 | H. G. Hill's Grocery Store | Grocery           | 16.43 mi |                | 1 Review(s) 1.0  |
| 17 | Dollar General             | Discount Store    | 16.43 mi | (615) 547-8051 | 1 Review(s) 5.0  |
| 18 | Walmart Supercenter        | Department Stores | 16.99 mi | (615) 215-7550 | 7 Review(s) 1.5  |
| 19 | Publix Super Markets       | Grocery           | 17.25 mi | (615) 444-2581 | 23 Review(s) 3.5 |
| 20 | Save A Lot                 | Grocery           | 17.77 mi | (615) 597-8525 | 1 Review(s) 4.0  |

### Area Health / Medical 20+

| #  | Name  | Type                 | Distance | Phone          | Rating          |
|----|---|----------------------|----------|----------------|-----------------|
| 1  | Cherry Valley Family Care                       | Doctors              | 4.48 mi  | (615) 237-0015 | 1 Review(s) 1.0 |
| 2  | Gordonsville Reflexology                        | Reflexology          | 6.87 mi  | (615) 517-4663 | 1 Review(s) 5.0 |
| 3  | Casey J Owen, DDS                               | Endodontists         | 9.51 mi  | (615) 683-6161 | 1 Review(s) 5.0 |
| 4  | Angela Moss MD - Gordonsville Clinic            | Family Practice      | 10.03 mi | (615) 683-1070 | 1 Review(s) 1.0 |
| 5  | Riverview Regional Medical Center               | Hospitals            | 13.09 mi | (615) 735-9815 | 1 Review(s) 5.0 |
| 6  | MidTenn Primary Care                            | Walk-in Clinics      | 13.14 mi | (615) 547-6699 | 1 Review(s) 5.0 |
| 7  | Walmart Pharmacy                                | Pharmacy             | 13.55 mi | (615) 449-0611 | 1 Review(s) 1.0 |
| 8  | Middle TN Occupational & Environmental Medicine | Occupational Therapy | 13.62 mi | (615) 443-1744 | 1 Review(s) 1.0 |
| 9  | Psychiatric Center At McFarland Hospital        | Hospitals            | 13.62 mi | (615) 444-2363 | 1 Review(s) 1.0 |
| 10 | Carthage Family Chiropractic                    | Chiropractors        | 13.67 mi | (615) 735-9336 | 1 Review(s) 5.0 |
| 11 | Anycare 24                                      | Medical Centers      | 13.68 mi | (615) 444-2121 | 3 Review(s) 4.5 |
| 12 | Aspen Dental                                    | General Dentistry    | 13.76 mi | (855) 998-0928 | 8 Review(s) 1.0 |
| 13 | Bailey Chris, DDS                               | General Dentistry    | 13.77 mi | (615) 735-0600 | 1 Review(s) 5.0 |
| 14 | Fast Pace Health Urgent Care - Carthage         | Urgent Care          | 13.9 mi  | (615) 486-6178 | 2 Review(s) 1.0 |
| 15 | Newman Dental Associates                        | General Dentistry    | 13.9 mi  | (615) 470-8550 | 5 Review(s) 4.5 |
| 16 | Jon A Long, DDS                                 | General Dentistry    | 13.95 mi | (615) 735-0808 | 4 Review(s) 5.0 |
| 17 | Carthage Family Wellness                        | Family Practice      | 13.99 mi | (615) 735-0700 | 3 Review(s) 3.0 |
| 18 | Riverview Regional Medical Center               | Medical Centers      | 13.99 mi | (615) 735-1560 | 1 Review(s) 2.0 |
| 19 | Smith County Medical Group L L C                | Doctors              | 14.01 mi | (615) 735-1560 | 1 Review(s) 1.0 |
| 20 | The Massage Collection                          | Reflexology          | 14.28 mi | (615) 443-1974 | 2 Review(s) 3.0 |

### Area Attractions / Things to Do 20+

| # | Name                                   | Type            | Distance | Phone          | Rating           |
|---|--|-----------------|----------|----------------|------------------|
| 1 | Ivy Agee Park                          | Parks           | 9.58 mi  | (615) 683-8282 | 1 Review(s) 4.0  |
| 2 | Sellars State Farm Archaeological Area | Parks           | 10.3 mi  |                | 1 Review(s) 3.0  |
| 3 | Crump Paris Park                       | Parks           | 11.82 mi | (615) 735-3060 | 2 Review(s) 4.0  |
| 4 | Center Hill Marina & Yacht Club        | Boating         | 12.49 mi | (615) 548-4315 | 3 Review(s) 3.5  |
| 5 | Carthage Dance Studio                  | Dance Studios   | 12.53 mi | (615) 969-0547 | 1 Review(s) 5.0  |
| 6 | Firearm Pharmacy                       | Sporting Goods  | 12.69 mi | (615) 453-6030 | 9 Review(s) 4.5  |
| 7 | The Dancing Lights Of Christmas        | Kids Activities | 12.92 mi |                | 23 Review(s) 3.0 |
| 8 | Anytime Fitness                        | Gyms            | 13.34 mi | (615) 547-4736 | 8 Review(s) 4.5  |

|    |  |                       |          |                |                  |
|----|--|-----------------------|----------|----------------|------------------|
| 9  | Cedars of Lebanon State Park Swimming Pool | Swimming Pools        | 13.83 mi | (615) 444-9797 | 5 Review(s) 4.5  |
| 10 | Cedars Of Lebanon State Park               | Parks                 | 13.88 mi | (615) 443-2769 | 49 Review(s) 4.0 |
| 11 | Profectus Jiu-Jitsu Lebanon                | Brazilian Jiu-jitsu   | 14.13 mi | (804) 305-2321 | 1 Review(s) 5.0  |
| 12 | Wilkie's Outfitters                        | Rafting/Kayaking      | 14.15 mi | (615) 784-4179 | 1 Review(s) 5.0  |
| 13 | AJ's Adventures                            | Tubing                | 14.41 mi | (888) 529-4329 | 5 Review(s) 1.0  |
| 14 | Wilson United Soccer Club                  | Amateur Sports Teams  | 14.51 mi |                | 1 Review(s) 5.0  |
| 15 | OK Corral Shooting Range                   | Gun/Rifle Ranges      | 14.64 mi | (615) 653-3779 | 11 Review(s) 4.5 |
| 16 | Caney Fork Outdoors                        | Sporting Goods        | 14.67 mi | (931) 858-5222 | 10 Review(s) 4.5 |
| 17 | Guardian MMA Lebanon                       | Brazilian Jiu-jitsu   | 14.71 mi | (615) 506-0428 | 1 Review(s) 5.0  |
| 18 | Jimmy Floyd Family Life Center             | Fitness & Instruction | 14.88 mi | (615) 453-4545 | 7 Review(s) 3.5  |
| 19 | Pro Bowling Center                         | Bowling               | 14.89 mi | (615) 449-3898 | 8 Review(s) 3.5  |
| 20 | Edgar Evins State Park                     | Parks                 | 15.13 mi | (931) 646-3080 | 9 Review(s) 5.0  |

## Area Shopping 20+

| #  | Name                            | Type                    | Distance | Phone          | Rating           |
|----|---------------------------------|-------------------------|----------|----------------|------------------|
| 1  | J. Alexander Home               | Home Decor              | 2.89 mi  | (615) 697-3755 | 1 Review(s) 5.0  |
| 2  | Mike's Flower Shop              | Florists                | 2.91 mi  | (615) 286-2638 | 1 Review(s) 5.0  |
| 3  | Thornton Metals Studio          | Jewelry                 | 2.92 mi  | (615) 934-2771 | 1 Review(s) 5.0  |
| 4  | Dainty Darlin                   | Accessories             | 2.95 mi  | (615) 604-6897 | 1 Review(s) 5.0  |
| 5  | Dollar General Store            | Fashion                 | 3.31 mi  | (615) 237-0222 | 1 Review(s) 3.0  |
| 6  | Country Store Quilt Shop        | Fabric Stores           | 7.79 mi  | (615) 444-4228 | 1 Review(s) 4.0  |
| 7  | Norene General Store            | Department Stores       | 9.26 mi  | (615) 286-2229 | 3 Review(s) 4.5  |
| 8  | Dutton's Market & Hardware      | Hardware Stores         | 9.29 mi  | (615) 464-4774 | 2 Review(s) 1.0  |
| 9  | Gordonsville Drugs              | Drugstores              | 9.41 mi  | (615) 683-4400 | 1 Review(s) 5.0  |
| 10 | Pratt Orchard and Garden Center | Nurseries & Gardening   | 9.65 mi  | (615) 444-7742 | 1 Review(s) 4.0  |
| 11 | Perk & Petal                    | Florists                | 9.99 mi  | (615) 478-9018 | 2 Review(s) 5.0  |
| 12 | Nana's Plant Farm               | Nurseries & Gardening   | 11.07 mi | (615) 444-8733 | 3 Review(s) 4.5  |
| 13 | Sweet Tea Boutique              | Plus Size Fashion       | 11.94 mi | (615) 547-9796 | 1 Review(s) 5.0  |
| 14 | Center Hill Marina & Yacht Club | Boating                 | 12.49 mi | (615) 548-4315 | 3 Review(s) 3.5  |
| 15 | Wildwood Christmas Tree Farm    | Christmas Trees         | 12.51 mi | (615) 464-2472 | 4 Review(s) 5.0  |
| 16 | Firearm Pharmacy                | Sporting Goods          | 12.69 mi | (615) 453-6030 | 9 Review(s) 4.5  |
| 17 | Blacks Buildings                | Sheds & Outdoor Storage | 12.8 mi  | (615) 587-0923 | 1 Review(s) 1.0  |
| 18 | Samstag Sales                   | Building Supplies       | 13.18 mi | (615) 735-3388 | 1 Review(s) 1.0  |
| 19 | D T McCall & Sons               | Appliances              | 13.18 mi | (615) 735-0165 | 22 Review(s) 2.5 |
| 20 | All Things Engraved             | Gift Shops              | 13.22 mi | (615) 778-1481 | 9 Review(s) 4.5  |