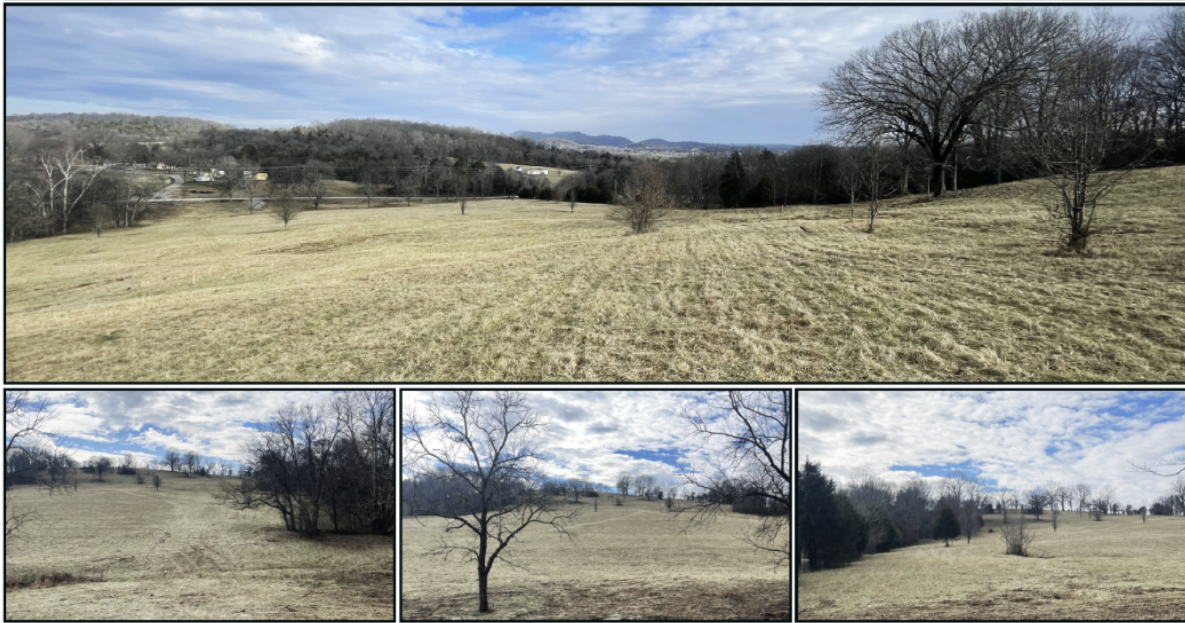


Old Highway 25

Hartsville, TN 37074

SOLD!

Auction
02/17/2024 10:00 am



Listed By (Agent):

Hayden White

Phone (Office): 615-444-0909

Phone (Cell): 615-587-1152

Email: jhwhite@realtracs.com

Website: <http://haydenwhiterealtor.com/>



ABSOLUTE AUCTION

SATURDAY FEBRUARY 17, 2024

OLD HIGHWAY 25 • HARTSVILLE TN 37074

DIRECTIONS:

From Hartsville Courthouse take West Main Street 1 mile onto Old Highway 25, property will be on left. Watch for signs!!!

3 SUPREME FIVE ACRE TRACTS



Three Supreme Building Tracts

Offering an Incredible Opportunity for those seeking a Peaceful and Scenic Picturesque Space to Build Their Dream Home

Each Tract features a gentle rise in terrain spotted with young and mature trees

All tracts have City Water Available, have been Soils Tested, Septic Approved

Restricted to 1400 sq. ft. Minimum Size Site Built Homes

No Mobile, Doublewide or Modular Homes Allowed

Perfect for you Barndominium

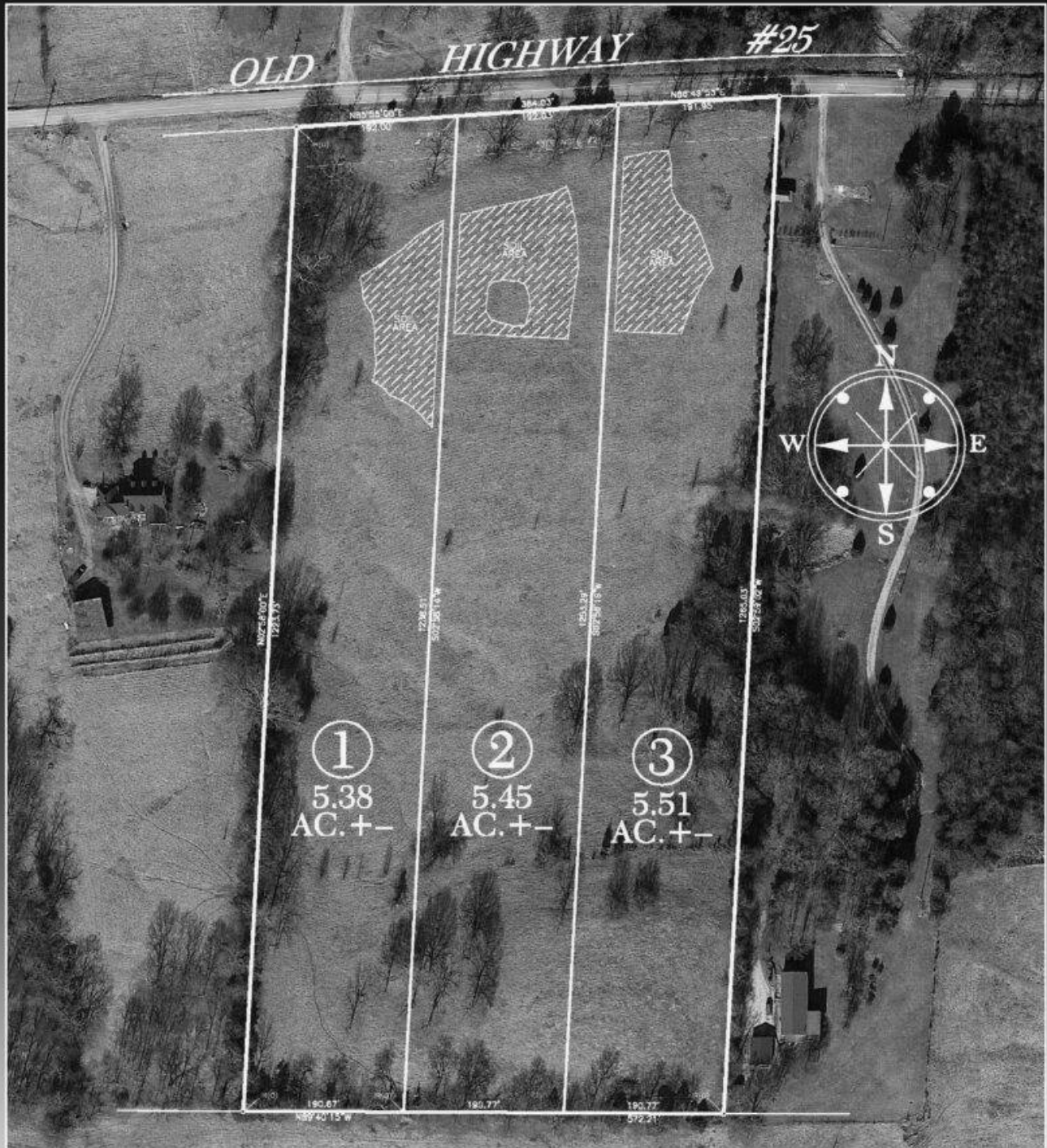
Excellent Building Sites

3 SUPREME FIVE ACRE TRACTS

TRACT 1: 5.38 ACRES

TRACT 2: 5.45 ACRES

TRACT 3: 5.51 ACRES



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

615.444.0909

www.AgeeAndJohnson.com

**Open For Inspection
 Look At Your Convenience**

ABSOLUTE AUCTION

**Saturday
February 17, 2024
10:00 AM**

**Call Hayden White at 615-587-1152 or 615-444-0909 For Further Information
Owners, Larry and Glenda Overton**

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; 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. Subject to confirmation of the Chancery Court of Wilson County.

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 2024 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



615.444.0909

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2024-02-17
Buyer's Agent Comp.	Call for Details
Address Street	Old Highway 25
Address City	Hartsville
Address State	TN
Address Zipcode	37074
County	Trousdale
Property Status	Listed / Active

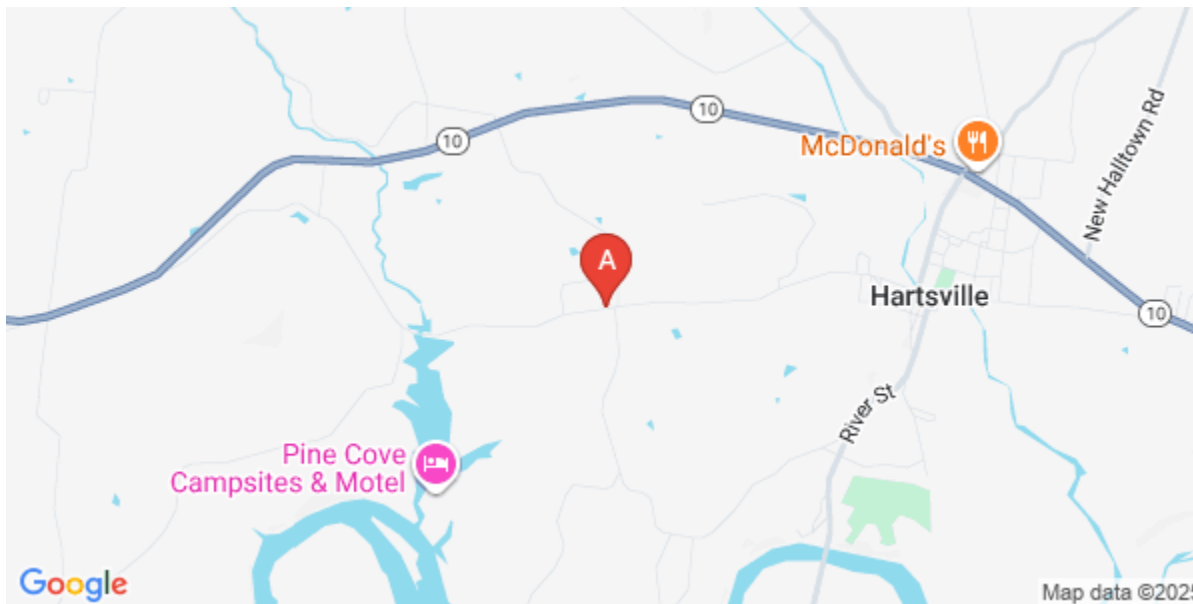
Auction Highlights	Absolute Auction Saturday February 17, 2024 @ 10am 3 Supreme • 5+ Acre Tracts Selling at Absolute Auction
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	no

ABSOLUTE AUCTION Saturday February 17th, 2024 10:00 AM
OLD HIGHWAY 25, HARTSVILLE, TN 37074
3 SUPREME FIVE ACRE TRACTS



Tract 1: 5.38 Acres Tract 2: 5.45 Acres Tract 3: 5.40 Acres
Three Supreme Building Tracts offering an incredible opportunity for those seeking a beautiful and scenic retirement home or a great investment property. Each tract features a large, modern, custom-built home with a finished basement, hardwood floors, and a large deck. The homes are situated on five-acre tracts with a mix of open fields and mature trees. The homes are in excellent condition and are ready for immediate occupancy. Call Hayden White at 615-444-0909 or 615-444-0909 for further information.

AGEE & JOHNSON 615.444.0909
www.AgeeAndJohnson.com



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	The Cove	Desserts	1.2 mi	(615) 374-1610	7 Review(s) 4.5
2	Dillehays Cafe	Restaurants	1.48 mi	(615) 374-2069	3 Review(s) 5.0
3	Farmers Harvest	Fruits & Veggies	1.54 mi	(615) 374-7991	9 Review(s) 4.0
4	Hartsville Taco Co	Mexican	1.55 mi	(615) 680-8003	27 Review(s) 4.0
5	Sonic Drive-In	Burgers	1.71 mi	(615) 374-2776	4 Review(s) 2.0

6	Plain Jane's Italian Cuisine	Italian	1.76 mi	(615) 374-6969	2 Review(s) 4.0
7	Pig Pen Barbeque	Barbeque	1.76 mi	(615) 374-9100	24 Review(s) 3.5
8	The Mexican Grilled Cheese	Mexican	1.79 mi	(615) 680-3166	3 Review(s) 3.0
9	Subway	Sandwiches	1.83 mi	(615) 374-0259	3 Review(s) 2.5
10	China Buffet	Chinese	1.88 mi	(615) 374-3833	5 Review(s) 3.5
11	McDonald's	Fast Food	1.89 mi	(615) 374-0200	2 Review(s) 1.0
12	Village Pizza	Pizza	1.94 mi	(615) 374-2207	8 Review(s) 4.0
13	L & T Early Bird Cafe	Breakfast & Brunch	1.95 mi	(615) 374-5055	6 Review(s) 4.0
14	Harper's Early Bird Cafe	Coffee & Tea	1.99 mi	(615) 680-8021	1 Review(s) 5.0
15	Keller's Restaurant	Restaurants	4.01 mi	(615) 374-4719	17 Review(s) 3.5
16	Shady Cove Resort & Marina	Marinas	8.14 mi	(615) 452-8010	13 Review(s) 3.5
17	Kenny's Korner	Pizza	9.69 mi	(615) 644-3983	1 Review(s) 1.0
18	Dreamer Bagel Cafe	Bagels	10.24 mi	(629) 251-3958	16 Review(s) 4.5
19	AJ's Bar & Grill	Bars	10.39 mi	(615) 547-4800	4 Review(s) 4.0
20	Subway	Sandwiches	11.34 mi	(615) 644-7827	6 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Piggly Wiggly	Grocery	1.91 mi	(615) 374-0600	1 Review(s) 3.0
2	Stagecoach General Store	Grocery	6.34 mi	(615) 452-0808	1 Review(s) 1.0
3	DG Market	Discount Store	6.51 mi	(615) 502-5794	1 Review(s) 5.0
4	H. G. Hill's Grocery Store	Grocery	9.48 mi		1 Review(s) 1.0
5	Dollar General	Discount Store	9.48 mi	(615) 547-8051	1 Review(s) 5.0
6	Galloway Farms	Specialty Food	11.59 mi	(615) 230-3119	3 Review(s) 5.0
7	Mike's Foodland	Grocery	11.72 mi	(615) 644-2291	4 Review(s) 4.5
8	Price Less Foods	Grocery	11.82 mi	(615) 644-3245	1 Review(s) 2.0
9	Buffet Pizza	Grocery	12.28 mi	(615) 644-3658	1 Review(s) 4.0
10	Walmart Supercenter	Department Stores	12.39 mi	(615) 666-2135	6 Review(s) 1.5
11	Al's Foodland	Grocery	12.68 mi	(615) 449-8293	9 Review(s) 2.5
12	Lafayette Hometown Foods	Grocery	12.79 mi	(615) 666-6866	1 Review(s) 5.0
13	Reese's Piggly Wiggly	Grocery	13.38 mi	(615) 666-4830	1 Review(s) 4.0
14	Food Lion	Grocery	13.47 mi	(615) 452-8593	5 Review(s) 3.5
15	La Princesa	Grocery	13.5 mi	(615) 666-7650	1 Review(s) 5.0
16	Publix	Grocery	13.94 mi		3 Review(s) 4.0
17	La Tienda Hispana	Grocery	14.01 mi	(615) 444-9859	9 Review(s) 4.5
18	Dollar General	Grocery	14.06 mi	(615) 784-5191	1 Review(s) 1.0
19	DG Market + pOpshelf	Discount Store	14.16 mi	(615) 965-4320	1 Review(s) 1.0
20	Kroger	Grocery	14.26 mi	(615) 449-4631	17 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hartsville Dental Care	Endodontists	1.86 mi	(615) 374-9181	2 Review(s) 3.0
2	Fit Farm at Rock Springs	Weight Loss Centers	6.71 mi	(615) 654-6818	7 Review(s) 4.5
3	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	9.48 mi	(318) 243-4395	5 Review(s) 5.0
4	Shane Selby, LMT, CLT	Massage Therapy	9.48 mi	(931) 260-5991	2 Review(s) 5.0
5	Hope Family Health Services	Medical Centers	10.83 mi	(615) 644-2000	1 Review(s) 5.0
6	Westmoreland Family Clinic	Family Practice	11.5 mi	(615) 644-3000	6 Review(s) 2.0
7	Spine Stop Chiropractic	Chiropractors	12.55 mi	(615) 622-7942	1 Review(s) 4.0
8	Comprehensive Rehabilitation Of Lafayette	Weight Loss Centers	12.61 mi	(615) 666-5095	1 Review(s) 5.0
9	Fast Pace Health Urgent Care - Lafayette	Urgent Care	12.62 mi	(615) 561-1042	4 Review(s) 2.0
10	Hunt Philip W MD	Doctors	12.72 mi	(615) 688-5383	1 Review(s) 1.0
11	Fields Family Dentistry	Cosmetic Dentists	13.23 mi	(615) 452-9696	2 Review(s) 5.0
12	Middle Tennessee Chiropractic	Chiropractors	13.23 mi	(615) 461-7359	3 Review(s) 5.0
13	Mid State ENT - Gallatin	Ear Nose & Throat	13.28 mi	(615) 622-6829	1 Review(s) 1.0
14	Mewbourne Brandon R MD	Doctors	13.28 mi	(615) 452-1060	1 Review(s) 1.0
15	Christopher G Frazier, DPM - Frazier Foot & Ankle	Podiatrists	13.28 mi	(615) 840-2780	1 Review(s) 5.0
16	Comprehensive Pain Specialists	Chiropractors	13.28 mi	(615) 824-3737	1 Review(s) 1.0
17	Swan Surgical	Surgeons	13.31 mi	(615) 206-1700	1 Review(s) 1.0
18	Loven Dermatology & Aesthetics	Dermatologists	13.31 mi	(615) 338-6033	1 Review(s) 1.0
19	Southern Sports Medicine Institute	Sports Medicine	13.32 mi	(615) 452-3320	1 Review(s) 1.0
20	Gautsch Thomas MD	Sports Medicine	13.32 mi	(615) 452-3320	2 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Fit Farm at Rock Springs	Weight Loss Centers	6.71 mi	(615) 654-6818	7 Review(s) 4.5
2	Bledsoe Creek State Park	Parks	9.04 mi	(615) 452-3706	23 Review(s) 4.0
3	Kaleo Skate Park	Skate Parks	11.84 mi		1 Review(s) 3.0
4	Winding Stairs Park	Parks	11.92 mi		2 Review(s) 5.0
5	Macon County Golf Course Club House	Golf	12.24 mi	(615) 666-3005	1 Review(s) 1.0
6	Triple Creek Park	Parks	12.96 mi	(615) 451-5911	1 Review(s) 1.0
7	Jimmy Floyd Family Life Center	Fitness & Instruction	13.3 mi	(615) 453-4545	6 Review(s) 3.5
8	Young's Performance Skis & Cycles	Jet Skis	13.47 mi	(615) 449-2373	1 Review(s) 1.0
9	Pro Bowling Center	Bowling	13.49 mi	(615) 449-3898	8 Review(s) 3.5
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	13.5 mi	(615) 506-0428	1 Review(s) 5.0
11	Impact Martial Arts	Martial Arts	13.54 mi	(615) 461-8014	3 Review(s) 5.0
12	Don Fox Park	Parks	13.57 mi	(615) 449-0303	12 Review(s) 3.5
13	Excel Aquatics	Swimming Pools	13.65 mi	(615) 826-3943	1 Review(s) 4.0
14	Wilkies Outfitters	Rafting/Kayaking	13.67 mi	(615) 784-4179	1 Review(s) 5.0
15	Cherokee Boat Club	Boating	13.69 mi	(615) 285-8423	1 Review(s) 5.0
16	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	13.88 mi	(804) 305-2321	1 Review(s) 5.0
17	The Dancing Lights Of Christmas	Kids Activities	13.97 mi		25 Review(s) 3.0
18	Planet Fitness	Gyms	14 mi	(615) 994-6905	3 Review(s) 4.5
19	re:MOVE//Training	Gyms	14.01 mi	(615) 525-1291	1 Review(s) 5.0
20	Ovation Music and Studios	Musical Instruments & Teachers	14.02 mi	(615) 461-8438	1 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Volunteer Pool & Hardware Supply	Hardware Stores	1.5 mi	(615) 374-7994	1 Review(s) 5.0
2	G & L Garden Center	Gift Shops	1.72 mi	(615) 374-2331	1 Review(s) 1.0
3	DreJack Hemp Farm	Cosmetics & Beauty Supply	3.07 mi	(615) 802-7686	1 Review(s) 5.0
4	DG Market	Discount Store	6.51 mi	(615) 502-5794	1 Review(s) 5.0
5	Arnold's Safe & Lock	Keys & Locksmiths	9.48 mi	(615) 286-5625	2 Review(s) 5.0
6	Roy Vaden Pools	Pool Cleaners	9.48 mi	(615) 604-5400	4 Review(s) 3.5
7	Dollar General	Discount Store	9.48 mi	(615) 547-8051	1 Review(s) 5.0
8	Homepro	Hardware Stores	11.3 mi	(615) 644-2351	1 Review(s) 5.0
9	Bellagio Granite & Marble	Countertop Installation	11.64 mi	(615) 206-0505	4 Review(s) 1.0
10	ABC Reglazing	Building Supplies	11.64 mi	(615) 470-8300	1 Review(s) 1.0
11	Cabinet Express	Countertop Installation	11.91 mi	(615) 451-6210	8 Review(s) 1.5
12	Wolf Den Vapes	Vape Shops	12.19 mi	(615) 644-2333	1 Review(s) 5.0
13	Ben Bray Real Estate & Auction Company	Auction Houses	12.36 mi	(615) 666-2232	1 Review(s) 3.0
14	Walmart Supercenter	Department Stores	12.39 mi	(615) 666-2135	6 Review(s) 1.5
15	Walmart Vision & Glasses	Eyewear & Opticians	12.42 mi	(615) 666-9644	1 Review(s) 1.0
16	Tuck's Building Center	Hardware Stores	12.47 mi	(615) 666-2582	1 Review(s) 1.0
17	Sunshine Decor	Arts & Crafts	12.55 mi	(615) 666-7867	1 Review(s) 5.0
18	Walgreens	Cosmetics & Beauty Supply	12.6 mi	(615) 688-5043	2 Review(s) 1.0
19	Cafe' Vapor Lounge	Vape Shops	12.61 mi	(615) 688-0388	2 Review(s) 4.5
20	Flowers by Leanne	Florists	13.1 mi	(615) 735-2978	3 Review(s) 5.0