

420 Old Statesville Rd

Watertown, TN 37184

Auction
01/17/2026 10:00 AM



Listed By (Agent):

Jim Agee

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ABSOLUTE AUCTION

SATURDAY, JANUARY 17, 2026 @ 10:00AM

Located 420 Old Statesville Road • Watertown • Tennessee

DIRECTIONS:

From I-40 Exit 239 head east on US-70 E / Sparta Pike 10.1 miles. Turn right onto South Statesville Avenue / Old Statesville Road 0.3 mile. Property is on the right. Watch for Signs!!!

1400 SqFt MANUFACTURED HOME ON 1.5 ACRES

3 BEDROOMS • 2 BATHS

CHANCERY COURT ORDERED AUCTION

***INVESTORS, HANDYMEN, REHABBERS,
BRING YOUR TOOL BELTS & PAINT BRUSHES***

GREAT INVESTMENT OPPORTUNITY

**1400 SQFT MANUFACTURED HOME ON 1.5 ACRES
EXCELLENT LOCATION - JUST OUTSIDE WATERTOWN CITY LIMITS**

**Call Jim Agee at 615.504.0963 or 615.444.0909
For Further Information**

**ABSOLUTE
AUCTION**

**Saturday
January 17, 2026
10:00 AM**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; or Wellworth 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 10% deposit and sign purchase contract. Balance due upon court confirmation of sale and delivery of deed.

TITLE: Court will furnish warranty deed; prorate 2026 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.



Contact **Agee & Johnson** Today!

Auction Date	2026-01-17
Buyer's Agent Comp.	Call for Details
Address Street	420 Old Statesville Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Year Built	1990
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	1990 Doublewide Home, 1400 SqFt (per tax records) Features Open Living Room & Kitchen Area, Three Bedrooms, Two Baths, Utility Room, Central Heat & Air, Metal Roof, Detached Carport and Two Outbuildings, All on 1.5 Acres.
Auction Time Start	10:00 AM
Auction Type	absolute
Is Home	yes

