

# 161 Opossum Hollow Rd

Watertown, TN 37184

**SOLD!**

Auction  
05/30/2020 10:00AM

**ABSOLUTE AUCTION**

**Saturday  
May 30, 2020  
10:00 AM**

**161 OPOSSUM HOLLOW RD., WATERTOWN, TN 37184**

Directions: From I40, Exit 254 Linwood Rd, Left on Linwood Rd, right on Hwy141/Trousdale Ferry Pike 7 miles, turn right on Possum Hollow Rd, 1/2 mile turn left on Opossum Hollow Rd. WATCH FOR THE SIGNS!!!

**RENOVATED 3 BED, 2 BATH  
MODULAR HOME ON 5.24 +/- ACRES**



Description: Neat 3 bedroom, 2 Bath Modular Home sitting on 5.24 +/- acres in a country setting. Home features laminate flooring and fresh carpet. New kitchen cabinets. Updated bathrooms. Move In READY!

Contact Jay White 615-308-4421 For Further Information

REAL ESTATE FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-443-6646; or Southern Bank of Tennessee - David Penual - 615-444-3700; or contact lender of your choice to prequalify prior to sale.  
SALE TERMS: CASH AT CLOSING ON OR BEFORE 90 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 2000 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.



**615.444.0909**

[www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)



Contact Agee & Johnson Today!

Listed By (Agent):

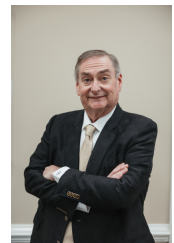
**Jay White**

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 MAY 30, 2020 @ 10:00am**

**LOCATION 161 OPOSSUM HOLLOW RD •  
WATERTOWN TN 37184**

**DIRECTIONS: From I40, Exit 254 Linwood Rd, Left on Linwood Rd, right on Hwy141/Trousdale Ferry Pike 7 miles, turn right on Possum Hollow Rd, 1/2 mile turn left on Opossum Hollow Rd. WATCH FOR THE SIGNS!**

**RENOVATED 3 BED • 2 BATH**

**MODULAR HOME ON 5.24 +/- ACRES**

Description: Neat 3 bedroom, 2 Bath Modular Home sitting on 5.24 +/- acres in a country setting. Home features laminate flooring and fresh carpet. New kitchen cabinets. Updated bathrooms. Move In READY!

Watertown TN is quintessential Small Town America! With a population of under 2000 people and only 40 miles from Nashville, one of the top places to live in the Nation, Watertown has it all to offer. At 161 Opossum Hollow Rd, you have over 5 acres and room for the family. Close enough to the hustle and bustle of Nashville, Mt Juliet and Lebanon but just enough distance to see rolling hills and farm land. Beautiful Countryside.

**Call Jay White for further information 615.444.0909 or 615.308.4421**

<https://youtu.be/1adJjgDZXDk>

• REAL ESTATE FINANCING: Available through Wilson Bank & Trust - Daniel Sampson @ 615.443.6646 or Southern Bank of Tennessee - David Penuel @ 615.444.3700; 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 2020 property taxes; give possession with deed.

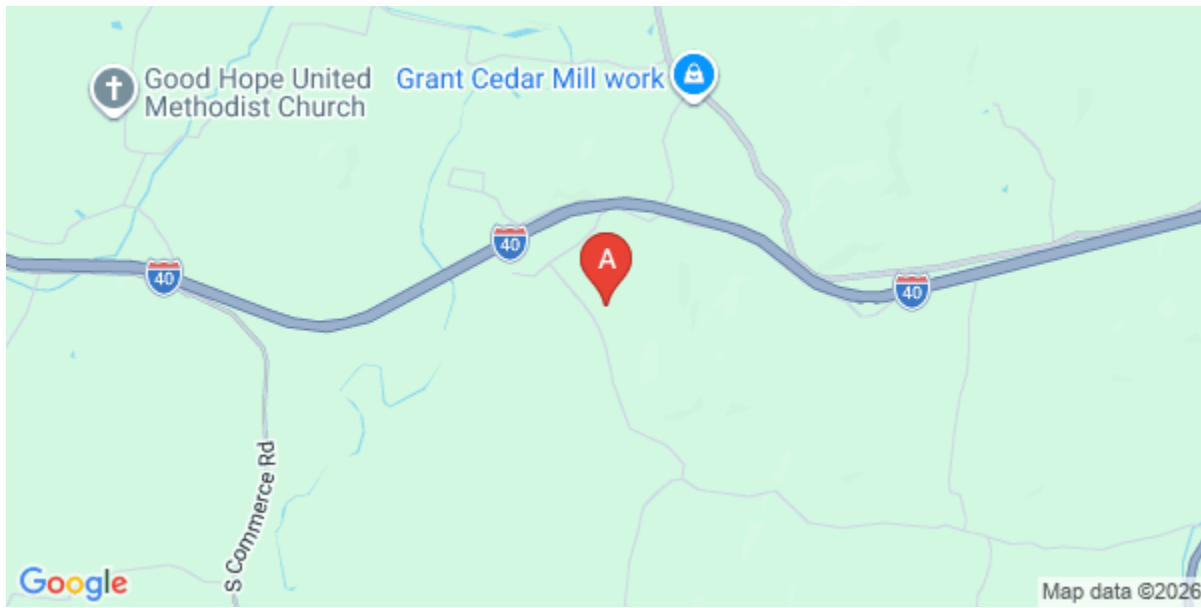
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE, SELLING "AS IS."

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

COVID 19: Persons attending this auction agree to abide by all CDC guidelines while on the premises, may include but not limited to wearing a covering over mouth and nose at all times and maintaining a distance of at least 6 feet from all others. You agree to hold Agee and Johnson Realty and Auction, Inc. harmless in the event that you should contract COVID 19 or any other communicable disease.

<b>Auction Date</b>	2020-05-30
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	161 Opossum Hollow Rd
<b>Address City</b>	Watertown
<b>Address State</b>	TN
<b>Address Zipcode</b>	37184
<b>County</b>	Smith
<b>Lot Size</b>	5.2
<b>Bedrooms</b>	3.0
<b>Bathrooms</b>	2.0
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Neat 3 bedroom, 2 Bath Modular Home sitting on 5.24 +/- acres in a country setting. Home features laminate flooring and fresh carpet. New kitchen cabinets. Updated bathrooms. Move In READY!
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes





### 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	Depot Restaurant	Pop-Up Restaurants	5.4 mi	(615) 237-3976	1 Review(s) 5.0★
2	Nona Lisa Pizzeria	Pizza	5.6 mi	(615) 237-0102	69 Review(s) 4.5★
3	Mi Ranchito	Mexican	5.65 mi	(615) 237-0400	11 Review(s) 4.0★
4	Depot Junction Cafe	American (Traditional)	5.69 mi	(615) 237-3976	16 Review(s) 2.0★
5	Subway	Sandwiches	6.12 mi	(615) 237-3163	3 Review(s) 5.0★
6	El Corral Mexican Restaurant	Mexican	6.96 mi	(615) 683-8877	18 Review(s) 4.0★
7	Bellacino's Pizza & Grinders	Pizza	7.18 mi	(615) 683-4000	12 Review(s) 4.5★
8	Wendy's	Fast Food	7.21 mi	(615) 683-3421	8 Review(s) 3.5★
9	Arbys	Fast Food	7.22 mi	(615) 683-3444	6 Review(s) 2.0★
10	Timberloft House of BBQ	Barbeque	7.24 mi	(615) 683-5070	107 Review(s) 4.5★
11	KFC	Fast Food	7.28 mi	(615) 683-1050	4 Review(s) 2.5★
12	Waffle House	Diners	7.28 mi	(615) 683-8615	9 Review(s) 3.0★
13	Cornerstone Cafe	Cafes	7.29 mi	(615) 683-8211	3 Review(s) 3.5★
14	McDonald's	Coffee & Tea	7.31 mi	(615) 683-1000	12 Review(s) 2.5★
15	Taco Bell	Mexican	7.32 mi	(615) 683-1050	4 Review(s) 2.0★
16	Alexandria Pizza And Steaks	Pizza	7.48 mi	(615) 529-2881	5 Review(s) 3.0★
17	Rojas Kitchen	Breakfast & Brunch	9.05 mi	(615) 588-1202	2 Review(s) 3.0★
18	Ebel's Tavern	Gastropubs	9.09 mi	(615) 588-1888	23 Review(s) 4.0★
19	Sonic Drive-In	Burgers	9.27 mi	(615) 735-9100	2 Review(s) 3.0★
20	Pizza Hut	Pizza	9.45 mi	(386) 437-5222	5 Review(s) 2.0★

#### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	5.77 mi	(615) 237-9777	2 Review(s) 1.5★
2	Gordonsville Shoprite	Grocery	7.85 mi	(615) 683-3329	1 Review(s) 1.0★
3	Walmart Supercenter	Department Stores	9.38 mi	(615) 735-2049	3 Review(s) 2.5★
4	Quik-N-Easy Deli & Market	Grocery	9.45 mi	(615) 735-1677	1 Review(s) 4.0★
5	Walmart Supercenter	Department Stores	12.03 mi	(615) 444-0471	17 Review(s) 2.0★
6	La Tienda Hispana	Grocery	12.31 mi	(615) 444-9859	7 Review(s) 4.5★
7	ALDI	Grocery	12.38 mi	(855) 955-2534	3 Review(s) 4.5★
8	Al's Foodtown	Grocery	12.57 mi	(615) 449-8293	1 Review(s) 5.0★

9	H. G. Hill's Grocery Store	Grocery	13.19 mi		1 Review(s) 1.0
10	Kroger	Grocery	14.48 mi	(615) 449-4631	6 Review(s) 3.5
11	Big Rock Market	Grocery	15 mi	(931) 858-0967	6 Review(s) 1.0
12	Publix Super Markets	Grocery	15.42 mi	(615) 444-2581	8 Review(s) 3.5
13	Piggly Wiggly	Grocery	16.57 mi	(615) 374-0600	1 Review(s) 3.0
14	Walmart Supercenter	Department Stores	20.19 mi	(615) 215-7550	4 Review(s) 2.5
15	Stagecoach General Store	Grocery	20.28 mi	(615) 452-0808	1 Review(s) 1.0
16	Save A Lot	Grocery	20.82 mi	(615) 597-8525	1 Review(s) 4.0
17	Food Lion	Grocery	20.89 mi	(615) 597-1311	2 Review(s) 3.0
18	96 Food Mart	Grocery	23.02 mi	(615) 893-7070	2 Review(s) 2.0
19	Piggly Wiggly	Grocery	23.53 mi	(615) 563-4082	3 Review(s) 3.5
20	Lascassas Market	Convenience Stores	24.23 mi	(615) 396-8521	1 Review(s) 4.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Casey J Owen, DDS	Endodontists	7.4 mi	(615) 683-6161	1 Review(s) 5.0
2	Jon A Long, DDS	General Dentistry	9.66 mi	(615) 735-0808	1 Review(s) 5.0
3	Riverview Regional Medical Center	Medical Centers	9.69 mi	(615) 735-1560	1 Review(s) 2.0
4	MidTenn Primary Care	Walk-in Clinics	11.35 mi	(615) 547-6699	1 Review(s) 5.0
5	Walmart Pharmacy	Pharmacy	12.03 mi	(615) 449-0611	1 Review(s) 1.0
6	Newman Dental Associates	Oral Surgeons	12.18 mi	(615) 470-8550	1 Review(s) 5.0
7	Aspen Dental	General Dentistry	12.25 mi	(615) 444-5447	2 Review(s) 1.0
8	Healthy Bones Chiropractic	Chiropractors	12.25 mi	(615) 549-8070	2 Review(s) 5.0
9	Anycare 24	Medical Centers	12.3 mi	(615) 444-2121	3 Review(s) 3.5
10	Smile Gallery	General Dentistry	12.4 mi	(615) 444-2069	5 Review(s) 4.0
11	The Massage Collection	Reflexology	12.42 mi	(615) 443-1974	1 Review(s) 5.0
12	Tennessee Family Dental	Cosmetic Dentists	12.58 mi	(615) 444-3185	3 Review(s) 5.0
13	Hardin Family Chiropractic	Chiropractors	12.68 mi	(615) 443-1000	1 Review(s) 5.0
14	Gallaher John OD	Optometrists	12.71 mi	(615) 444-9111	1 Review(s) 5.0
15	Gallaher EyeCare	Optometrists	12.71 mi	(615) 444-9111	1 Review(s) 5.0
16	Wilson County Chiropractic	Chiropractors	12.98 mi	(615) 449-6700	1 Review(s) 5.0
17	Family Eye Med	Optometrists	12.99 mi	(615) 449-0541	5 Review(s) 3.5
18	John M. Pino, OD,PhD	Optometrists	12.99 mi	(615) 449-0541	1 Review(s) 5.0
19	STAR Physical Therapy	Physical Therapy	13 mi	(615) 443-4938	2 Review(s) 3.0
20	Troy L Long, DDS	Cosmetic Dentists	13.11 mi	(615) 444-2782	1 Review(s) 5.0

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	New Middleton Elementary School	PK-8 Public	4.41 mi	(615) 683-8411	N/A	5.0
2	Watertown High School	9-12 Public	5.41 mi	(615) 237-3434	7.0	3.0
3	Watertown Middle School	6-8 Public	5.96 mi	(615) 237-4000	4.0	N/A
4	Tuckers Cross Roads	K-8 Public	5.99 mi	(615) 444-3956	4.0	3.0
5	Watertown Elementary School	K-8 Public	6.18 mi	(615) 237-3821	6.0	3.0
6	Union Heights Elementary School	K-8 Public	6.7 mi	(615) 735-1975	4.0	4.0
7	Gordonsville Elementary School	PK-6 Public	7.85 mi	(615) 683-8252	6.0	4.0
8	Gordonsville High School	7-12 Public	8.21 mi	(615) 683-8245	7.0	4.0
9	Smith County Middle School	5-8 Public	8.35 mi	(615) 735-8277	6.0	4.0
10	Smith County High School	9-12 Public	9.41 mi	(615) 735-9219	4.0	3.0
11	Carthage Elementary School	PK-4 Public	9.65 mi	(615) 735-0433	6.0	4.0
12	Youth Emergency Services	8-12 Private	11.48 mi	(615) 898-0051	N/A	N/A
13	Wilson Co Adult High School	9-12 Public	11.81 mi	(615) 443-7199	N/A	N/A
14	Forks River Elementary School	PK-8 Public	12.12 mi	(615) 897-2676	6.0	5.0
15	Dekalb West Elementary School	PK-8 Public	12.16 mi	(615) 536-5332	6.0	4.0
16	Sam Houston Elementary School	PK-5 Public	12.35 mi	(615) 444-7494	6.0	4.0
17	Coles Ferry Elementary School	PK-5 Public	12.72 mi	(615) 443-1946	6.0	4.0
18	Walter J. Baird Middle School	6-8 Public	12.76 mi	(615) 444-2190	7.0	4.0
19	The Cedars Preparatory Academy	PK-4 Private	12.81 mi	(615) 257-1394	N/A	5.0
20	Tennessee Virtual On-Line School	K-12 Public	12.83 mi	(615) 443-2681 x2	5.0	N/A

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
---	------	------	----------	-------	--------

1	Carthage Dance Studio	Dance Studios	8.58 mi	(615) 969-0547	1 Review(s) 5.0
2	Sellars State Farm Archaeological Area	Parks	9.24 mi		1 Review(s) 3.0
3	The Dancing Lights Of Christmas	Kids Activities	11.06 mi		4 Review(s) 4.0
4	The Gun Room	Sporting Goods	11.09 mi	(615) 453-6030	6 Review(s) 5.0
5	Wilkie's Outfitters	Rafting/Kayaking	12.23 mi	(615) 784-4179	1 Review(s) 5.0
6	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	12.29 mi	(804) 305-2321	1 Review(s) 5.0
7	Anytime Fitness	Gyms	12.39 mi	(615) 444-3484	7 Review(s) 4.5
8	Guardian MMA Lebanon	Brazilian Jiu-jitsu	12.73 mi	(615) 506-0428	1 Review(s) 5.0
9	AJ's Adventures	Tubing	12.78 mi	(888) 529-4329	5 Review(s) 1.0
10	Jimmy Floyd Family Life Center	Fitness & Instruction	12.83 mi	(615) 453-4545	4 Review(s) 3.5
11	Pro Bowling Center	Bowling	12.91 mi	(615) 449-3898	6 Review(s) 3.5
12	Don Fox Park	Parks	13.53 mi	(615) 449-0303	10 Review(s) 4.0
13	Center Hill Marina & Yacht Club	Boating	13.69 mi	(615) 548-4315	1 Review(s) 1.0
14	Planet Fitness	Gyms	13.76 mi	(615) 994-6905	1 Review(s) 5.0
15	Julia's Body Shop	Trainers	14.32 mi	(615) 828-5385	2 Review(s) 5.0
16	Lazy Day Horse Farm	Horse Boarding	14.51 mi	(615) 403-7528	1 Review(s) 5.0
17	Premier Martial Arts	Martial Arts	14.7 mi	(615) 443-4783	1 Review(s) 5.0
18	Pro Pools	Swimming Pools	14.76 mi	(888) 352-7582	11 Review(s) 2.0
19	Caney Fork Outdoors	Sporting Goods	15.01 mi	(931) 858-5222	6 Review(s) 4.0
20	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	15.09 mi	(615) 444-9797	5 Review(s) 4.5

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dainty Darlin	Accessories	5.67 mi	(615) 604-6897	1 Review(s) 5.0
2	Thornton Metals Studio	Jewelry	5.75 mi	(615) 934-2771	1 Review(s) 5.0
3	Dollar General Store	Fashion	6.12 mi	(615) 237-0222	1 Review(s) 3.0
4	Pratt Orchard and Garden Center	Nurseries & Gardening	6.84 mi	(615) 444-7742	1 Review(s) 4.0
5	Gordonsville Drugs	Drugstores	7.23 mi	(615) 683-4400	1 Review(s) 5.0
6	Country Store Quilt Shop	Fabric Stores	8.13 mi	(615) 444-4228	1 Review(s) 4.0
7	D T McCall & Sons	Appliances	8.99 mi	(615) 735-0165	11 Review(s) 3.5
8	Walmart Supercenter	Department Stores	9.38 mi	(615) 735-2049	3 Review(s) 2.5
9	Tractor Supply	Home & Garden	9.4 mi	(615) 735-2684	1 Review(s) 4.0
10	Smith County Drug Center	Drugstores	9.44 mi	(615) 735-2223	1 Review(s) 5.0
11	Nana's Plant Farm	Nurseries & Gardening	9.97 mi	(615) 444-8733	3 Review(s) 4.5
12	Import Cabover Trucks	Battery Stores	10.32 mi	(615) 449-9483	1 Review(s) 1.0
13	e.Allen	Women's Clothing	10.44 mi	(615) 915-2571	16 Review(s) 3.0
14	The Gun Room	Sporting Goods	11.09 mi	(615) 453-6030	6 Review(s) 5.0
15	Dollar General Store	Discount Store	11.19 mi	(615) 443-0505	1 Review(s) 5.0
16	Lebanon Distributing	Building Supplies	11.41 mi	(615) 444-7060	1 Review(s) 5.0
17	The Tobacco Shoppe	Tobacco Shops	11.42 mi	(615) 449-2982	1 Review(s) 5.0
18	JR Mowers Sales & Service	Landscaping	11.47 mi	(615) 784-4006	3 Review(s) 3.5
19	Ferguson Selection Center	Kitchen & Bath	11.58 mi	(615) 444-9359	1 Review(s) 5.0
20	Norene General Store	Department Stores	11.99 mi	(615) 286-2229	3 Review(s) 4.5