

101 Village Square

Dowelltown, TN 37059

SOLD!

Auction
12/12/2020 10:00 am

ABSOLUTE AUCTION Saturday
December 12, 2020
10:00 AM

POST OFFICE & DUPLEX - DOWELLTOWN, TN

LOCATED 101, 105, 107 VILLAGE SQUARE, DOWELLTOWN, TN
Directions: From Lebanon take Watertown/Sparta exit (239) off I-40. Go East on US-70/Sparta Pike for 25.1 miles. Turn Left onto Village Square. Properties will be on left. Watch for signs!!!



Post Office Building, Located 101 Village Square: One story vinyl siding building containing 868 square feet per tax records on a 62x104' lot, currently under lease to the U.S. Postal Service for \$645 per month.

Duplex 105 & 107 Village Square: One story duplex containing 2,665 square feet per tax records. Each side consists of living room, kitchen, den, bath, laundry room and has central heat & air and all utilities metered separately. Both sides are currently rented.

EXCELLENT INVESTMENT OPPORTUNITIES

Can Be Seen 1 Hour Prior to Sale, Sale Date Only

Call Jim Agee at 615-444-0909 For Further Information

Estate of Dwight McClanahan - Cheryl Henry, Vivian Hunter, Dwight Fitzgerald McClanahan, Sellers

FINANCING: Available through Wilson Bank & Trust - Chad Colwell - 615-597-4663; or contact lender of your choice to prequalify prior to sale. COVID-19 We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid-19 or any other communicable disease.

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, provide 2000 property taxes, give possession with deed.

BIDDERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND OBTAIN SERVICES 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 #2308



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

Jim Agee

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Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY DECEMBER 12, 2020

Located Village Square • Dowelltown TN

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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".

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Jay White, Principal Auctioneer - License #2309



The image shows the logo for Agee & Johnson Realty and Auction, Inc. on the left, which includes a stylized 'AJ' and the text 'AGEE & JOHNSON REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY'. To the right, a black box contains the phone number '615.444.0909' and the website 'www.AgeeAndJohnson.com'.



Contact **Agee & Johnson** Today!

Auction Date	2020-12-12
Buyer's Agent Comp.	Call for Details
Address Street	101 Village Square
Address City	Dowelltown
Address State	TN
Address Zipcode	37059
County	DeKalb
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday December 12, 2020 at 10am Post Office and Duplex • Village Square • Dowelltown TN
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+
- Grocery:** 17
- 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	Cloverleaf Restaurant	American (New)	2.24 mi	(615) 536-5534	5 Review(s) 4.0
2	Kilgore's Restaurant	Seafood	5.56 mi	(615) 215-8249	4 Review(s) 4.5
3	Alexandria Pizza And Steaks	Pizza	6.07 mi	(615) 529-2881	5 Review(s) 3.0
4	El Rancho	Mexican	6.08 mi	(615) 597-4272	5 Review(s) 5.0
5	White Possum Grille	American (Traditional)	6.17 mi	(615) 597-9009	21 Review(s) 3.5
6	Patty's Restaurant	Diners	6.88 mi	(615) 318-1158	6 Review(s) 3.0
7	Gino's Bar-B-Q	Barbeque	7.08 mi	(615) 597-6400	1 Review(s) 1.0
8	The Coppertop Restaurant	American (Traditional)	7.34 mi	(615) 548-4115	3 Review(s) 3.0
9	Fiesta Jalisco Mexican Grill	Mexican	7.54 mi	(615) 215-8220	5 Review(s) 5.0

10	White Possom Grille	Chicken Wings	8.06 mi	(615) 464-6108	3 Review(s) 2.0
11	China Garden	Chinese	8.09 mi	(615) 215-9000	8 Review(s) 4.0
12	Fireman One Bar-B-Que	Chicken Wings	8.09 mi	(615) 597-7474	2 Review(s) 5.0
13	Highway 56 N Market & Deli	Delis	8.09 mi	(615) 597-3300	1 Review(s) 5.0
14	The Galley	American (Traditional)	8.12 mi	(931) 858-2424	4 Review(s) 2.0
15	Subway Restaurants	Sandwiches	8.22 mi	(615) 597-7111	3 Review(s) 2.5
16	Taco Bell	Fast Food	8.23 mi	(615) 215-1050	4 Review(s) 1.5
17	Los Lobos	Mexican	8.24 mi	(615) 215-8971	15 Review(s) 4.0
18	Pizza Hut	Pizza	8.25 mi	(615) 597-1462	3 Review(s) 1.5
19	Hardee's	Burgers	8.31 mi	(615) 597-8570	2 Review(s) 1.0
20	McDonald's	Burgers	8.32 mi	(615) 597-8944	2 Review(s) 1.0

Area Grocery 17

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	7.52 mi	(615) 215-7550	4 Review(s) 2.5
2	Save A Lot	Grocery	8.33 mi	(615) 597-8525	1 Review(s) 4.0
3	Food Lion	Grocery	8.34 mi	(615) 597-1311	2 Review(s) 3.0
4	Big Rock Market	Grocery	9.32 mi	(931) 858-0967	7 Review(s) 1.5
5	Gordonsville Shoprite	Grocery	11.02 mi	(615) 683-3329	1 Review(s) 1.0
6	Three Forks Marketplace	Grocery	12.07 mi	(615) 237-9777	2 Review(s) 1.5
7	Piggly Wiggly	Grocery	14.99 mi	(615) 563-4082	3 Review(s) 3.5
8	Save A Lot	Discount Store	15.45 mi	(615) 563-4112	1 Review(s) 5.0
9	Walmart Supercenter	Department Stores	16.04 mi	(615) 735-2049	3 Review(s) 2.5
10	Quik-N-Easy Deli & Market	Grocery	17.23 mi	(615) 735-1677	1 Review(s) 4.0
11	Highway 70 Market	Grocery	18.01 mi	(931) 761-7728	1 Review(s) 5.0
12	Walmart Supercenter	Department Stores	22.99 mi	(615) 444-0471	19 Review(s) 1.5
13	ALDI	Grocery	23.22 mi	(855) 955-2534	3 Review(s) 4.5
14	La Tienda Hispana	Grocery	23.57 mi	(615) 444-9859	7 Review(s) 4.5
15	Cotten's Marina	Grocery	23.72 mi	(931) 686-2373	3 Review(s) 2.5
16	Al's Foodland	Grocery	24.3 mi	(615) 449-8293	1 Review(s) 5.0
17	H. G. Hill's Grocery Store	Grocery	25.72 mi		1 Review(s) 1.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Saint Thomas DeKalb Hospital	Hospitals	7.31 mi	(615) 215-5000	2 Review(s) 4.5
2	Family Care Chiropractic	Chiropractors	7.45 mi	(615) 215-2273	1 Review(s) 5.0
3	Family Medical Center	Doctors	8.19 mi	(615) 597-4395	1 Review(s) 1.0
4	Webb's Pharmacy, Gifts & Soda Fountain	Pharmacy	8.4 mi	(615) 597-4186	1 Review(s) 5.0
5	Casey J Owen, DDS	Endodontists	11.01 mi	(615) 683-6161	1 Review(s) 5.0
6	Mountain View Medical Family Practice	Family Practice	14.39 mi	(615) 563-3245	1 Review(s) 1.0
7	Saint Thomas Stones River Hospital	Hospitals	14.41 mi	(615) 563-4001	2 Review(s) 1.0
8	Smile Creations	General Dentistry	14.79 mi	(615) 563-2112	1 Review(s) 5.0
9	Jon A Long, DDS	General Dentistry	17.23 mi	(615) 735-0808	1 Review(s) 5.0
10	Riverview Regional Medical Center	Medical Centers	17.29 mi	(615) 735-1560	1 Review(s) 2.0
11	Stones River Recovery	Rehabilitation Center	17.62 mi	(888) 512-3306	2 Review(s) 2.5
12	MidTenn Primary Care	Walk-in Clinics	22.6 mi	(615) 547-6699	1 Review(s) 5.0
13	Walmart Pharmacy	Pharmacy	22.99 mi	(615) 449-0611	1 Review(s) 1.0
14	Anycare 24	Medical Centers	23.12 mi	(615) 444-2121	3 Review(s) 3.5
15	Aspen Dental	General Dentistry	23.21 mi	(615) 444-5447	3 Review(s) 1.0
16	Newman Dental Associates	Oral Surgeons	23.36 mi	(615) 470-8550	1 Review(s) 5.0
17	Healthy Bones Chiropractic	Chiropractors	23.59 mi	(615) 549-8070	2 Review(s) 5.0
18	Back 2 Health Chiropractic	Chiropractors	23.74 mi	(615) 547-4854	1 Review(s) 5.0
19	The Massage Collection	Reflexology	23.75 mi	(615) 443-1974	1 Review(s) 5.0
20	Smile Gallery	General Dentistry	23.87 mi	(615) 444-2069	5 Review(s) 4.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	New Frontiers Academy	n/a Private	2.11 mi	(615) 536-5639	N/A	N/A
2	Dekalb West Elementary School	PK-8 Public	2.83 mi	(615) 536-5332	6.0	4.0
3	Dekalb County Adult High School	7-12 Public	5.99 mi	(615) 497-2254	N/A	N/A
4	De Kalb County High School	9-12 Public	6.11 mi	(615) 597-4094	3.0	3.0

5	Dekalb Middle School	6-8 Public	6.11 mi	(615) 597-7987	5.0	2.0
6	Northside Elementary School	2-5 Public	8.24 mi	(615) 597-1575	2.0	4.0
7	Smithville Elementary School	PK-2 Public	8.62 mi	(615) 597-4415	N/A	4.0
8	Auburn Elementary School	K-8 Public	9.85 mi	(615) 464-4342	5.0	5.0
9	Gordonsville High School	7-12 Public	11.02 mi	(615) 683-8245	7.0	4.0
10	Gordonsville Elementary School	PK-6 Public	11.09 mi	(615) 683-8252	6.0	4.0
11	Watertown High School	9-12 Public	11.7 mi	(615) 237-3434	7.0	3.0
12	New Middleton Elementary School	PK-8 Public	11.71 mi	(615) 683-8411	N/A	5.0
13	Short Mountain Elementary School	PK-8 Public	11.82 mi	(615) 563-4418	4.0	4.0
14	Watertown Middle School	6-8 Public	12.63 mi	(615) 237-4000	4.0	N/A
15	Watertown Elementary School	K-8 Public	12.78 mi	(615) 237-3821	6.0	3.0
16	Forks River Elementary School	PK-8 Public	14.68 mi	(615) 897-2676	6.0	5.0
17	Cannon County High School	9-12 Public	14.78 mi	(615) 563-2144	2.0	3.0
18	Smith County Middle School	5-8 Public	14.79 mi	(615) 735-8277	6.0	4.0
19	Woodbury Sda School	1-9 Private	14.79 mi	(615) 765-5330	N/A	N/A
20	Grace Emmanuel Christian Academy	12 Private	14.99 mi	(615) 542-3303	N/A	N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Center Hill Marina & Yacht Club	Boating	6.41 mi	(615) 548-4315	1 Review(s) 1.0
2	Hidden Harbor Marina	Boating	6.75 mi	(615) 597-8800	9 Review(s) 3.5
3	Edgar Evins State Park	Parks	8.85 mi	(931) 646-3080	5 Review(s) 5.0
4	Caney Fork Outdoors	Sporting Goods	9.31 mi	(931) 858-5222	6 Review(s) 4.0
5	Hurricane Marina	Marinas	10.72 mi	(931) 858-2221	2 Review(s) 2.5
6	OK Corral Shooting Range	Gun/Rifle Ranges	11.21 mi	(615) 653-3779	9 Review(s) 4.5
7	Center Hill Lake	Lakes	11.33 mi		1 Review(s) 5.0
8	Jbeez Watercraft Rentals	Boating	12.73 mi	(931) 858-2628	9 Review(s) 3.5
9	Canoe the Caney	Rafting/Kayaking	12.78 mi	(800) 579-7893	84 Review(s) 3.0
10	Sligo Marina	American (New)	12.8 mi	(615) 597-5245	5 Review(s) 3.0
11	Riverwatch Golf Club	Golf	14.85 mi	(931) 761-8124	5 Review(s) 3.0
12	AJ's Adventures	tubing	15.31 mi	(888) 529-4329	5 Review(s) 1.0
13	Carthage Dance Studio	Dance Studios	15.55 mi	(615) 969-0547	1 Review(s) 5.0
14	Cookeville Boat Dock	Boating	16.23 mi	(931) 858-4008	1 Review(s) 5.0
15	Cookeville Dock Lighthouse Restaurant	Seafood	16.23 mi	(931) 858-4008	1 Review(s) 4.0
16	Made in the Shade	RV Parks	19.24 mi	(931) 653-4486	4 Review(s) 2.5
17	Burgess Falls State Park	Parks	19.6 mi	(931) 432-5312	46 Review(s) 5.0
18	Sellars State Farm Archaeological Area	Parks	19.75 mi		1 Review(s) 3.0
19	Lake Meadow Farm	Horseback Riding	21.37 mi	(931) 653-4824	2 Review(s) 5.0
20	Rock Island State Park	Hiking	21.94 mi	(931) 837-4770	48 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Bert Driver Nursery	Nurseries & Gardening	4.94 mi	(615) 597-9560	1 Review(s) 5.0
2	Center Hill Marina & Yacht Club	Boating	6.41 mi	(615) 548-4315	1 Review(s) 1.0
3	Caldwell's Drug Store	Drugstores	7.47 mi	(615) 597-1988	1 Review(s) 5.0
4	Walmart Supercenter	Department Stores	7.52 mi	(615) 215-7550	4 Review(s) 2.5
5	Walmart Photo Center	Photography Stores & Services	7.55 mi	(615) 215-7550	1 Review(s) 1.0
6	Monogramming By Sherri	Home Decor	8.08 mi	(615) 305-6432	1 Review(s) 1.0
7	DeKalb County Florist	Florists	8.13 mi	(615) 597-4443	2 Review(s) 5.0
8	Save A Lot	Grocery	8.33 mi	(615) 597-8525	1 Review(s) 4.0
9	Plant'n Prayers	Florists	8.42 mi	(615) 597-8978	1 Review(s) 5.0
10	Dutton's Market & Hardware	Hardware Stores	8.78 mi	(615) 464-4774	1 Review(s) 1.0
11	Caney Fork Outdoors	Sporting Goods	9.31 mi	(931) 858-5222	6 Review(s) 4.0
12	Gordonsville Drugs	Drugstores	11.08 mi	(615) 683-4400	1 Review(s) 5.0
13	Wildwood Christmas Tree Farm	Christmas Trees	11.52 mi	(615) 464-2472	2 Review(s) 3.0
14	Appalachian Center For Crafts	Arts & Crafts	11.6 mi	(615) 597-6801	2 Review(s) 4.5
15	Thornton Metals Studio	Jewelry	12.17 mi	(615) 934-2771	1 Review(s) 5.0
16	Dainty Darlin	Accessories	12.23 mi	(615) 604-6897	1 Review(s) 5.0
17	Dollar General Store	Fashion	12.46 mi	(615) 237-0222	1 Review(s) 3.0
18	Briar Rose Flower & Gifts	Florists	14.63 mi	(615) 563-4403	1 Review(s) 5.0
19	Old Feed Store Antique Mall	Antiques	14.63 mi	(615) 563-2108	2 Review(s) 4.0

