

2080 Linwood Rd
Watertown, TN 37184

SOLD!

Auction
10/21/2023 10:00 am



Listed By (Agent):

Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY OCTOBER 21, 2023 @ 10am

**LOCATED 2080 LINWOOD RD • WATERTOWN, TN
37184**

DIRECTIONS:

Points East: I-40 Exit 245 Linwood Road, turn left on Bobo Road, turn right on Bluebird Road, turn left on Linwood Road, 2.2 miles, turn right on Poplar Hill Road, .1 mile, turn left on Linwood Road, 2.6 miles.

Points West: From Historic Lebanon Square head East on E. High Street, .5 mile, continue onto E. Baddour Pkwy., 1.2 miles, continue onto US-70 E/Sparta Pike, 2.5 miles, turn left onto Poplar Hill Road, 3.8 miles, turn right onto Linwood Road, 2.6 miles. Watch for signs!!!

**60+ ROLLING ACRES • 5 TRACTS
1850'S FARMHOUSE • BARNS • PONDS**



**PRIME BUILDING TRACTS
SOILS TESTED • SEPTIC APPROVED**

**Stately Two Story 1850's Farmhouse
60+ Rolling Acres Selling in 5 Tracts
Utility Water Available, Soils Tested, Septic Approved
Restricted to 2,000 sq. ft. Site Built Homes**

**No Mobile or Modular Homes
Beautiful Open Fields
REAL ESTATE SELLS AT 10AM**



Tract 1:

26.94 Acres, fronts 91 feet on Linwood Road, Beautiful Open Field.



Tract 2:

16.75 Acres, fronts 50 feet on Linwood Road, Improved with 1850's Farmhouse in Beautiful Idyllic Setting, Kitchen, Laundry Room, 2 Full Baths and 7 Rooms. This Stately Farmhouse is Ready for Renovation. Abundant Fruit Trees - Apple, Peach, Pear, Plum and Flowering Garden with Tulips, Wisteria and Roses.

Tract 3:

5.56 Acres, fronts 193+ feet on Linwood Road, Beautiful Building Tract.

Tract 4:

5.07 Acres, fronts 200+ feet on Linwood Road, Beautiful Open Building Tract.

Tract 5:

5.79 Acres, fronts 150+ feet on Linwood Road, Beautiful Open Building Tract.

REAL ESTATE SELLS AT 10AM

<https://youtu.be/npuiRTrZcx4>

**OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE**

Livestock Barn • Office Space

5 Bay 3 Side Hay Barn

**Contact Jay White 615.308.4421 or 615.444.0909
for Further Information**

Enjoy the Beautiful Sunrise and Sunsets everyday in this serene environment...



FARM EQUIPMENT:

26ft Low Pro Gooseneck Tiger TX Flatbed Trailer • 12ft Dovetail Trailer • 16ft Enclosed Trailer • Dixie Chopper 27hp 60" Deck Zero Turn Mower • 15 ft Back Wing Bus Hog - Like New - It Has Only Been Used a Few Times • Custom Handmade Saddle • Handmade Saddle • American Saddlery Saddle • 2 Hay Spears • 3 Point Auger • 7 ft Drag • 2 Rectangle Hay Rings • Hay Wagon • 4 Hay Rings • Panels • Priefert Corral • Feed Troughs • Gates • Calf Catcher • Fuel Tank • Jon Boat • 40ft Shipping Container • Air Compressors • Tool Box • Pressure Washer • Feed Buckets • Gravely Walk Behind Blower • 250 Gallon Sprayer • Dog Pen • Hand Tools Dresser • Bee Keeping Suit

FURNITURE:

Stand Up Wooden Desk • Wooden Liquor Cabinet • 3 Drawer Dresser • 4 Drawer Dresser • Dining Table & Room Chairs • Mirror Top 4 Drawer Stand • Victorian Couch • Wooden File Cabinet • School Desk • Iron Bed • Rocking Chairs • Trunk • Art • Western Decor • Chimnea • Wrought Iron Table • Wicker Patio Furniture and Bar • Park Bench • Concrete Bench • Hammock • Smoker • Coolers • Yamaha Acoustic Guitar • Exercise Pull Up Stand • Hiking Back Pack • Golf Clubs

Selling for Cash or Good Check Sale Date



**Contact Jay White 615.308.4421 or 615.444.0909
for Further Information**

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.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

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!

Auction Date	2023-10-21
Buyer's Agent Comp.	Call for Details
Address Street	2080 Linwood Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday October 21, 2023 • Real Estate Sells @ 10am 2080 Linwood Rd • Watertown TN 60+ Acres • 5 Tracts • Farm Equipment • Furniture • Much More
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday October 21, 2023 10:00 AM
2080 LINWOOD ROAD, WATERTOWN, TN 37184

60+ ROLLING ACRES - 5 TRACTS
1850'S FARMHOUSE - BARN - PONDS




PRIME BUILDING TRACTS
SOILS TESTED - SEPTIC APPROVED

FARM EQUIPMENT - FURNITURE - MUCH MORE

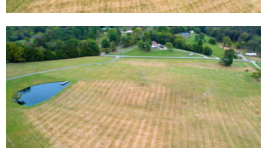
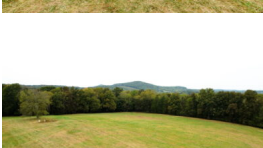
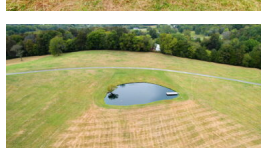
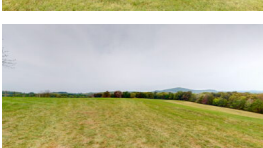
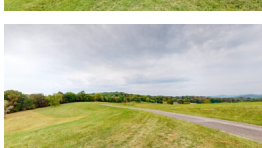
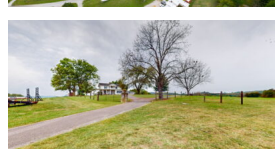
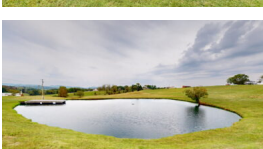
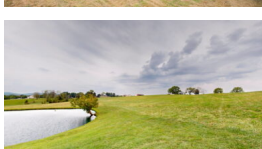
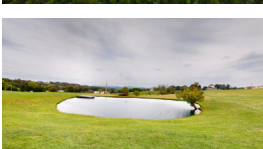
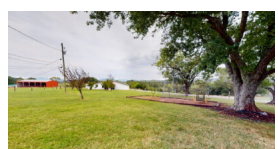
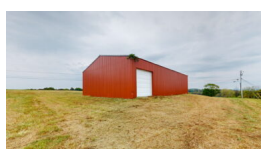
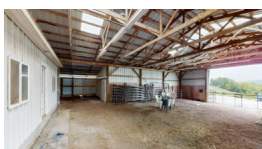
Call Jay White at 615 308-4427 or 615 444-0909 For Further Information.

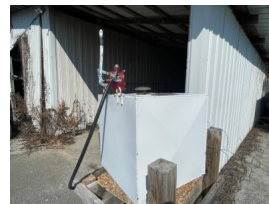
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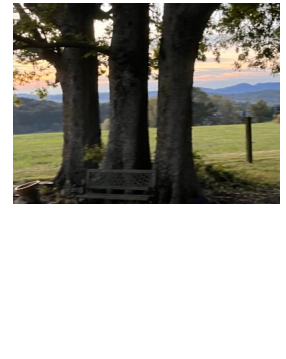
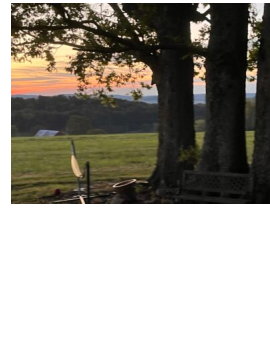
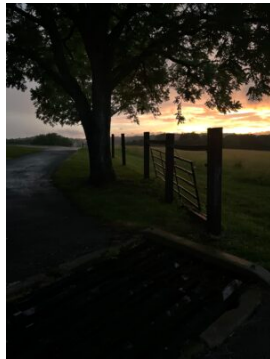
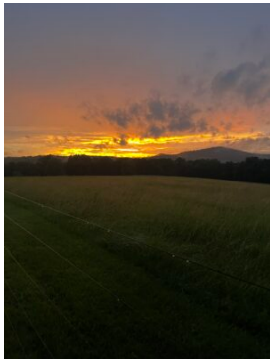
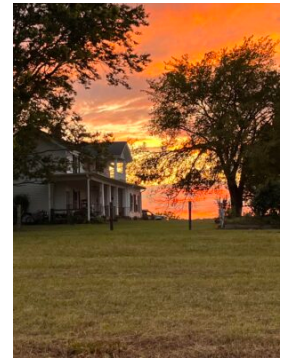
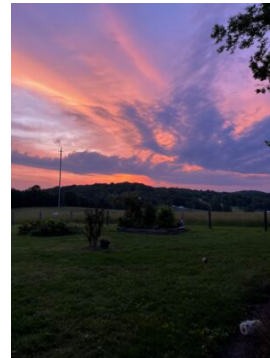
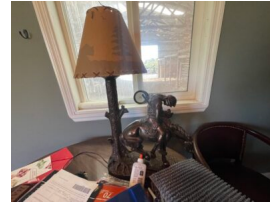
DEVELOPMENT 60+ Rolling Acres, 5 Tracts, 1850's Farmhouse, 18 Acres, Ponds, Septic, Barn, Furniture, Farm Equipment, Much More. This is a rare opportunity to own a large tract of land with a variety of uses. The property is divided into 5 tracts, each with its own septic system and pond. The 1850's farmhouse is in excellent condition and features a wrap-around porch. The barn is well-maintained and has a concrete floor. The property is surrounded by rolling hills and mature trees. This is a great investment opportunity for someone looking for a large tract of land with a variety of uses.



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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	Subway	Fast Food	2.63 mi	(615) 237-3163	5 Review(s) 4.0
2	Depot Junction Cafe	American (Traditional)	2.79 mi	(615) 237-3976	26 Review(s) 2.5
3	Mi Ranchito	Mexican	2.8 mi	(615) 237-0400	16 Review(s) 4.0
4	Sparta Greek Grill	Greek	3.25 mi	(615) 697-2045	1 Review(s) 4.0
5	Depot Restaurant	Pop-Up Restaurants	3.27 mi	(615) 237-3976	3 Review(s) 4.0
6	Hillbilly Shack Delights	Food Trucks	5 mi	(615) 708-7985	3 Review(s) 4.5
7	Jalisco Mexican Restaurant	Mexican	6.58 mi	(615) 449-2299	19 Review(s) 3.5
8	Four Winds Restaurant	Burgers	6.68 mi	(615) 449-9909	3 Review(s) 3.5
9	Uncle Petes Home Cooking	American (Traditional)	6.74 mi	(615) 449-0030	54 Review(s) 4.0
10	Subway	Sandwiches	7.12 mi	(615) 965-2420	4 Review(s) 3.0
11	Carniceria y Taqueria Jalisco 2	Mexican	7.13 mi	(615) 547-9283	3 Review(s) 3.5

12	New Moon BBQ	Barbeque	7.64 mi	(615) 444-7920	21 Review(s) 3.5
13	Logan's Roadhouse	American (Traditional)	7.95 mi	(615) 453-7007	80 Review(s) 2.0
14	Subway	Sandwiches	8.02 mi	(615) 453-8991	3 Review(s) 2.0
15	Dairy Queen Ltd Brazier	Fast Food	8.02 mi	(615) 453-8991	3 Review(s) 3.0
16	Cicis Pizza	Pizza	8.05 mi	(615) 444-2221	18 Review(s) 3.0
17	Bangkok Pad Thai	Thai	8.05 mi	(615) 443-4677	202 Review(s) 4.5
18	Demos'	American (Traditional)	8.05 mi	(615) 443-4600	290 Review(s) 4.0
19	Sonic Drive-In	Fast Food	8.06 mi	(615) 547-0070	14 Review(s) 1.5
20	Statesville Market	Breakfast & Brunch	8.07 mi	(615) 286-1515	3 Review(s) 5.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	2.92 mi	(615) 237-9777	4 Review(s) 3.5
2	Walmart Supercenter	Department Stores	8.07 mi	(615) 444-0471	38 Review(s) 2.0
3	ALDI	Grocery	8.28 mi	(855) 955-2534	5 Review(s) 4.5
4	La Tienda Hispana	Grocery	8.68 mi	(615) 444-9859	9 Review(s) 4.5
5	Dollar General	Discount Store	9.12 mi	(615) 965-3350	2 Review(s) 3.5
6	Al's Foodland	Grocery	9.55 mi	(615) 449-8293	9 Review(s) 2.5
7	Dollar General	Grocery	10.01 mi	(615) 784-5191	1 Review(s) 1.0
8	Kroger	Grocery	10.82 mi	(615) 449-4631	16 Review(s) 2.5
9	DG Market + pOpshelf	Discount Store	10.97 mi	(615) 965-4320	1 Review(s) 1.0
10	H. G. Hill's Grocery Store	Grocery	11.58 mi		1 Review(s) 1.0
11	Dollar General	Discount Store	11.58 mi	(615) 547-8051	1 Review(s) 5.0
12	Publix Super Markets	Grocery	11.79 mi	(615) 444-2581	23 Review(s) 3.5
13	T N T Market	Grocery	12.96 mi	(615) 683-8600	1 Review(s) 5.0
14	Gordonsville Shoprite	Grocery	13.52 mi	(615) 683-3329	1 Review(s) 1.0
15	Gladeville Smoke Shop	Tobacco Shops	13.97 mi	(615) 443-2226	1 Review(s) 1.0
16	Dollar General	Grocery	13.97 mi	(615) 250-3534	2 Review(s) 2.5
17	Publix - Lebanon	Grocery	14.04 mi	(615) 443-4349	1 Review(s) 5.0
18	Kroger	Grocery	14.69 mi	(615) 883-4259	1 Review(s) 1.0
19	Save A Lot	Grocery	15.2 mi	(615) 735-1932	1 Review(s) 5.0
20	Quik-N-Easy Deli & Market	Grocery	15.35 mi	(615) 735-1677	1 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	1.99 mi	(615) 237-0015	1 Review(s) 1.0
2	MidTenn Primary Care	Walk-in Clinics	7.74 mi	(615) 547-6699	1 Review(s) 5.0
3	Walmart Pharmacy	Pharmacy	8.07 mi	(615) 449-0611	1 Review(s) 1.0
4	Middle TN Occupational & Environmental Medicine	Occupational Therapy	8.1 mi	(615) 443-1744	1 Review(s) 1.0
5	Anycare 24	Medical Centers	8.18 mi	(615) 444-2121	3 Review(s) 4.5
6	Psychiatric Center At McFarland Hospital	Hospitals	8.23 mi	(615) 444-2363	1 Review(s) 1.0
7	Aspen Dental	General Dentistry	8.28 mi	(855) 998-0928	8 Review(s) 1.0
8	Newman Dental Associates	General Dentistry	8.46 mi	(615) 470-8550	5 Review(s) 4.5
9	The Massage Collection	Reflexology	8.87 mi	(615) 443-1974	2 Review(s) 3.0
10	Tennessee Family Dental - Lebanon	Cosmetic Dentists	9.02 mi	(615) 444-3185	6 Review(s) 4.5
11	Smile Gallery	General Dentistry	9.04 mi	(615) 444-2069	7 Review(s) 4.0
12	Grosch Counseling Center LLC	Counseling & Mental Health	9.11 mi	(615) 444-7885	1 Review(s) 2.0
13	Gallaher John OD	Optometrists	9.15 mi	(615) 444-9111	2 Review(s) 5.0
14	Logan Eye Care	Optometrists	9.15 mi	(407) 333-7333	7 Review(s) 4.5
15	Gallaher EyeCare	Optometrists	9.15 mi	(615) 444-9111	1 Review(s) 5.0
16	Cumberland Skin	Dermatologists	9.16 mi	(615) 449-5771	18 Review(s) 2.5
17	Cumberland Skin Surgery And Dermatology - Lebanon	Dermatologists	9.17 mi	(615) 449-5771	1 Review(s) 5.0
18	Mathews Jeffrey MD Facs	Surgeons	9.34 mi	(615) 443-1599	1 Review(s) 1.0
19	Hughston Clinic Orthopaedics	Orthopedists	9.37 mi	(615) 547-6700	3 Review(s) 2.0
20	Kearny Kathleen R MD	Cardiologists	9.37 mi	(615) 449-6868	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	4.82 mi		1 Review(s) 3.0
2	Firearm Pharmacy	Sporting Goods	7.25 mi	(615) 453-6030	8 Review(s) 5.0
3	The Dancing Lights Of Christmas	Kids Activities	7.53 mi		23 Review(s) 3.0

4	Anytime Fitness	Gyms	7.82 mi	(615) 547-4736	8 Review(s) 4.5
5	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	8.72 mi	(804) 305-2321	1 Review(s) 5.0
6	Wilkie's Outfitters	Rafting/Kayaking	8.76 mi	(615) 784-4179	1 Review(s) 5.0
7	Wilson United Soccer Club	Amateur Sports Teams	9.01 mi		1 Review(s) 5.0
8	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	9.16 mi	(615) 444-9797	5 Review(s) 4.5
9	Cedars Of Lebanon State Park	Parks	9.19 mi	(615) 443-2769	49 Review(s) 4.0
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	9.32 mi	(615) 506-0428	1 Review(s) 5.0
11	Pro Bowling Center	Bowling	9.5 mi	(615) 449-3898	8 Review(s) 3.5
12	Jimmy Floyd Family Life Center	Fitness & Instruction	9.51 mi	(615) 453-4545	7 Review(s) 3.5
13	Flex Fitness	Gyms	9.93 mi	(615) 450-6151	1 Review(s) 5.0
14	David Deaton Karate Studios	Martial Arts	10.01 mi	(615) 547-1754	5 Review(s) 5.0
15	Don Fox Park	Parks	10.08 mi	(615) 449-0303	12 Review(s) 3.5
16	Planet Fitness	Gyms	10.09 mi	(615) 994-6905	3 Review(s) 4.5
17	Julia's Body Shop	Trainers	10.67 mi	(615) 828-5385	2 Review(s) 5.0
18	Pro Pools	Swimming Pools	11.08 mi	(888) 352-7582	26 Review(s) 1.5
19	Premier Martial Arts Lebanon	Martial Arts	11.15 mi	(615) 443-4783	1 Review(s) 5.0
20	World Classic Martial Arts	Martial Arts	11.53 mi	(615) 547-9606	1 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Country Store Quilt Shop	Fabric Stores	2.38 mi	(615) 444-4228	1 Review(s) 4.0
2	Dollar General Store	Fashion	2.65 mi	(615) 237-0222	1 Review(s) 3.0
3	Dainty Darlin	Accessories	2.74 mi	(615) 604-6897	1 Review(s) 5.0
4	J. Alexander Home	Home Decor	2.79 mi	(615) 697-3755	1 Review(s) 5.0
5	Thornton Metals Studio	Jewelry	2.82 mi	(615) 934-2771	1 Review(s) 5.0
6	Pratt Orchard and Garden Center	Nurseries & Gardening	5.17 mi	(615) 444-7742	1 Review(s) 4.0
7	Nana's Plant Farm	Nurseries & Gardening	5.58 mi	(615) 444-8733	3 Review(s) 4.5
8	Norene General Store	Department Stores	6.17 mi	(615) 286-2229	3 Review(s) 4.5
9	Sweet Tea Boutique	Plus Size Fashion	6.48 mi	(615) 547-9796	1 Review(s) 5.0
10	Firearm Pharmacy	Sporting Goods	7.25 mi	(615) 453-6030	8 Review(s) 5.0
11	Blacks Buildings	Sheds & Outdoor Storage	7.35 mi	(615) 587-0923	1 Review(s) 1.0
12	Boot Barn	Shoe Stores	7.91 mi	(615) 449-9636	6 Review(s) 2.0
13	The Premier Group	Auction Houses	7.92 mi	(615) 456-8161	2 Review(s) 1.0
14	The White Room	Bridal	8.02 mi	(615) 449-9756	35 Review(s) 3.5
15	Burkes Outlet	Cosmetics & Beauty Supply	8.03 mi	(615) 453-5680	2 Review(s) 4.5
16	Sally Beauty Supply	Cosmetics & Beauty Supply	8.05 mi	(615) 443-3183	2 Review(s) 1.0
17	Cato	Women's Clothing	8.06 mi	(615) 444-5987	2 Review(s) 2.5
18	The Vape Place	Vape Shops	8.06 mi	(615) 489-1199	1 Review(s) 1.0
19	Boost Mobile Store by Universal Mobile	Mobile Phones	8.06 mi	(615) 530-0066	1 Review(s) 1.0
20	Walmart Supercenter	Department Stores	8.07 mi	(615) 444-0471	38 Review(s) 2.0