

546 Old Alexandria Rd

Watertown, TN 37184

SOLD!

Auction
05/20/2021 6:00 pm

ABSOLUTE AUCTION	Thursday May 20, 2021 6:00 PM
546 OLD ALEXANDRIA ROAD, WATERTOWN, TN 37184 Directions: From I-40 at exit 239, take US70E/Sparta Pike towards Watertown, travel 13.8 miles, turn left on Old Alexandria Road. Property is just ahead. Watch for signs!!!	
5.26 ROLLING ACRES COUNTRY FARMHOUSE - LOFT BARN	
	
CITY WATER - SEPTIC	
3 bedroom, 1 full bath country farmhouse. Property is fenced with 5.26 beautiful rolling acres, ready for horses, cattle or other livestock, with loft barn. Call Jay White at 615-444-0909 or 615-308-4421 For Further Information	
<small>FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale. CDD: To the extent allowed by law, the auction is open to all qualified bidders. The seller is not an Equal Opportunity Employer. The seller is not responsible for any other communication. SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE. SALE DATE TERMS: Buy (or) non-renewable deposit and sign purchase contract. Balance due upon delivery of deed. TITLE: Seller will furnish warranty deed, provide 2021 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 houses checked prior to sale date. Buyer to sign inspection waivers sale date. BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND OBTAIN FINANCING 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 #2209</small>	
 YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY	615.444.0909 www.AgeeAndJohnson.com

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

THURSDAY MAY 20, 2021 @ 6:00PM

**LOCATION 546 OLD ALEXANDRIA RD •
WATERTOWN TN 37184**

DIRECTIONS:

From I-40 at exit 239, take US70E/Sparta Pike towards Watertown, travel 13.8 miles, turn left on Old Alexandria Road. Watch for signs!!!

THURSDAY EVENING AUCTION

5.26 ROLLING ACRES

COUNTRY FARMHOUSE • LOFT BARN

3 bedroom, 1 full bath country farmhouse.

Property is fenced with 5.26 beautiful rolling acres, ready for horses, cattle or other livestock, with loft barn.

CITY WATER - SEPTIC

**ABSOLUTE
AUCTION**

**Thursday
May 20, 2021
6:00 PM**

Call Jay White at 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 - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; 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; prorate 2021 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.

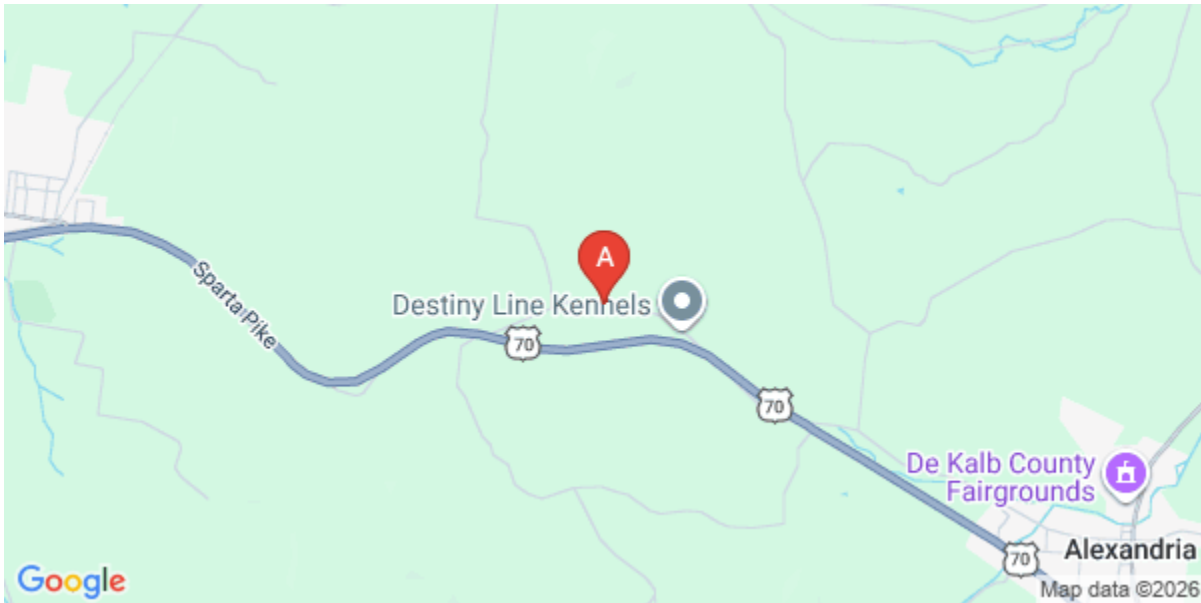
Jay White, Principal Auctioneer - License #2309

 <p>AGEE & JOHNSON REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p>615.444.0909</p> <p>www.AgeeAndJohnson.com</p>
---	---



Contact **Agee & Johnson** Today!

Auction Date	2021-05-20
Buyer's Agent Comp.	Call for Details
Address Street	546 Old Alexandria Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Thursday May 20 at 6pm. 5.26 Rolling Acres with a Country Farmhouse and Loft Barn. Property is fenced. Ready for horses, cattle and other livestock.
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	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	2.52 mi	(615) 237-3976	2 Review(s) 5.0
2	Nona Lisa Pizzeria	Pizza	3.04 mi	(615) 237-0102	70 Review(s) 4.5
3	Mi Ranchito	Mexican	3.07 mi	(615) 237-0400	11 Review(s) 4.0
4	Depot Junction Cafe	American (Traditional)	3.1 mi	(615) 237-3976	17 Review(s) 2.5

5	Alexandria Pizza And Steaks	Pizza	3.31 mi	(615) 529-2881	5 Review(s) 3.0
6	Subway	Sandwiches	3.53 mi	(615) 237-3163	3 Review(s) 5.0
7	Statesville Market	Breakfast & Brunch	5.63 mi	(615) 286-1515	2 Review(s) 5.0
8	Cloverleaf Restaurant	American (New)	8.19 mi	(615) 536-5534	7 Review(s) 4.5
9	Cornerstone Cafe	Cafes	9.16 mi	(615) 683-8211	3 Review(s) 3.5
10	Wendy's	Fast Food	9.27 mi	(615) 683-3421	8 Review(s) 3.5
11	Bellacino's Pizza & Grinders	Pizza	9.28 mi	(615) 683-4000	16 Review(s) 4.5
12	Arbys	Fast Food	9.31 mi	(615) 683-3444	7 Review(s) 2.0
13	KFC	Fast Food	9.34 mi	(615) 683-1050	4 Review(s) 2.5
14	McDonald's	Coffee & Tea	9.46 mi	(615) 683-1000	12 Review(s) 3.0
15	Timberloft House of BBQ	Barbeque	9.47 mi	(615) 683-5070	115 Review(s) 4.5
16	Taco Bell	Mexican	9.49 mi	(615) 683-1050	4 Review(s) 2.0
17	Waffle House	Diners	9.51 mi	(615) 683-8615	11 Review(s) 3.5
18	El Corral Mexican Restaurant	Mexican	10.42 mi	(615) 683-8877	22 Review(s) 4.0
19	Aj's Bar & Grill	Bars	11.13 mi	(615) 547-4800	1 Review(s) 4.0
20	Jalisco Mexican Restaurant	Mexican	12.13 mi	(615) 449-2299	13 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	3.04 mi	(615) 237-9777	3 Review(s) 2.5
2	Gordonsville Shoprite	Grocery	9.62 mi	(615) 683-3329	1 Review(s) 1.0
3	Walmart Supercenter	Department Stores	13.05 mi	(615) 735-2049	3 Review(s) 2.5
4	Quik-N-Easy Deli & Market	Grocery	13.55 mi	(615) 735-1677	1 Review(s) 4.0
5	Walmart Supercenter	Department Stores	13.65 mi	(615) 444-0471	21 Review(s) 2.0
6	ALDI	Grocery	13.89 mi	(855) 955-2534	3 Review(s) 4.5
7	La Tienda Hispana	Grocery	14.2 mi	(615) 444-9859	7 Review(s) 4.5
8	Big Rock Market	Grocery	14.44 mi	(931) 858-0967	8 Review(s) 1.5
9	Al's Foodland	Grocery	14.92 mi	(615) 449-8293	1 Review(s) 5.0
10	Kroger	Grocery	16.34 mi	(615) 449-4631	6 Review(s) 3.5
11	H. G. Hill's Grocery Store	Grocery	16.46 mi		1 Review(s) 1.0
12	Walmart Supercenter	Department Stores	16.89 mi	(615) 215-7550	4 Review(s) 2.5
13	Publix Super Markets	Grocery	17.35 mi	(615) 444-2581	9 Review(s) 3.0
14	Save A Lot	Grocery	17.67 mi	(615) 597-8525	1 Review(s) 4.0
15	Food Lion	Grocery	17.7 mi	(615) 597-1311	2 Review(s) 3.0
16	Piggly Wiggly	Grocery	18.41 mi	(615) 563-4082	2 Review(s) 5.0
17	96 Food Mart	Grocery	19.18 mi	(615) 893-7070	2 Review(s) 2.0
18	Save A Lot	Discount Store	19.43 mi	(615) 563-4112	1 Review(s) 5.0
19	Lascassas Market	Convenience Stores	20.35 mi	(615) 396-8521	1 Review(s) 4.0
20	Publix	Grocery	21.28 mi	(615) 849-6254	10 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Casey J Owen, DDS	Endodontists	9.25 mi	(615) 683-6161	1 Review(s) 5.0
2	MidTenn Primary Care	Walk-in Clinics	13.23 mi	(615) 547-6699	1 Review(s) 5.0
3	Walmart Pharmacy	Pharmacy	13.65 mi	(615) 449-0611	1 Review(s) 1.0
4	Jon A Long, DDS	General Dentistry	13.7 mi	(615) 735-0808	1 Review(s) 5.0
5	Riverview Regional Medical Center	Medical Centers	13.75 mi	(615) 735-1560	1 Review(s) 2.0
6	Anycare 24	Medical Centers	13.79 mi	(615) 444-2121	3 Review(s) 3.5
7	Aspen Dental	General Dentistry	13.87 mi	(615) 444-5447	3 Review(s) 1.0
8	Newman Dental Associates	Oral Surgeons	14 mi	(615) 470-8550	2 Review(s) 5.0
9	Healthy Bones Chiropractic	Chiropractors	14.22 mi	(615) 549-8070	2 Review(s) 5.0
10	The Massage Collection	Reflexology	14.38 mi	(615) 443-1974	1 Review(s) 5.0
11	Smile Gallery	General Dentistry	14.49 mi	(615) 444-2069	6 Review(s) 3.5
12	Tennessee Family Dental - Lebanon	Cosmetic Dentists	14.53 mi	(615) 444-3185	4 Review(s) 5.0
13	Hardin Family Chiropractic	Chiropractors	14.63 mi	(615) 443-1000	1 Review(s) 5.0
14	Gallaher John OD	Optometrists	14.67 mi	(615) 444-9111	1 Review(s) 5.0
15	Gallaher EyeCare	Optometrists	14.67 mi	(615) 444-9111	1 Review(s) 5.0
16	Cumberland Skin	Dermatologists	14.81 mi	(615) 449-5771	11 Review(s) 3.0
17	Wilson County Chiropractic	Chiropractors	14.91 mi	(615) 449-6700	1 Review(s) 5.0
18	Mathews Jeffrey MD Facs	Surgeons	14.99 mi	(615) 443-1599	1 Review(s) 1.0
19	Hughston Clinic Orthopaedics	Orthopedists	15.02 mi	(615) 547-6700	2 Review(s) 1.0

20 Kearny Kathleen R MD Cardiologists 15.02 mi (615) 449-6868 1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Watertown High School	9-12 Public	2.49 mi	(615) 237-3434	7.0	3.0
2	Watertown Middle School	6-8 Public	3.54 mi	(615) 237-4000	4.0	N/A
3	Watertown Elementary School	K-8 Public	3.76 mi	(615) 237-3821	6.0	3.0
4	New Middleton Elementary School	PK-8 Public	7.23 mi	(615) 683-8411	N/A	5.0
5	Dekalb West Elementary School	PK-8 Public	7.73 mi	(615) 536-5332	6.0	4.0
6	Tuckers Cross Roads	K-8 Public	9.2 mi	(615) 444-3956	4.0	3.0
7	Gordonsville Elementary School	PK-6 Public	9.64 mi	(615) 683-8252	6.0	4.0
8	Gordonsville High School	7-12 Public	9.9 mi	(615) 683-8245	7.0	4.0
9	Auburn Elementary School	K-8 Public	10.36 mi	(615) 464-4342	5.0	5.0
10	New Frontiers Academy	n/a Private	11.55 mi	(615) 536-5639	N/A	N/A
11	Smith County Middle School	5-8 Public	11.8 mi	(615) 735-8277	6.0	4.0
12	Union Heights Elementary School	K-8 Public	11.82 mi	(615) 735-1975	4.0	4.0
13	Smith County High School	9-12 Public	13.33 mi	(615) 735-9219	4.0	3.0
14	Youth Emergency Services	8-12 Private	13.42 mi	(615) 898-0051	N/A	N/A
15	Carthage Elementary School	PK-4 Public	13.45 mi	(615) 735-0433	6.0	4.0
16	Wilson Co Adult High School	9-12 Public	13.69 mi	(615) 443-7199	N/A	N/A
17	Tennessee Virtual On-Line School	K-12 Public	13.74 mi	(615) 443-2681 x2	5.0	N/A
18	Advocate @ Y.E.S.	7-11 Private	13.9 mi	(615) 444-1819	N/A	N/A
19	Southside Elementary School	PK-8 Public	14.18 mi	(615) 444-6330	6.0	4.0
20	Forks River Elementary School	PK-8 Public	14.48 mi	(615) 897-2676	6.0	5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	10.41 mi		1 Review(s) 3.0
2	Carthage Dance Studio	Dance Studios	12.28 mi	(615) 969-0547	1 Review(s) 5.0
3	Center Hill Marina & Yacht Club	Boating	12.3 mi	(615) 548-4315	1 Review(s) 1.0
4	The Gun Room	Sporting Goods	12.79 mi	(615) 453-6030	6 Review(s) 5.0
5	The Dancing Lights Of Christmas	Kids Activities	13.01 mi		13 Review(s) 3.0
6	Anytime Fitness	Gyms	13.47 mi	(615) 547-4736	7 Review(s) 4.5
7	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	14.04 mi	(615) 444-9797	5 Review(s) 4.5
8	Cedars Of Lebanon State Park	Parks	14.09 mi	(615) 443-2769	38 Review(s) 4.0
9	AJ's Adventures	Tubing	14.15 mi	(888) 529-4329	5 Review(s) 1.0
10	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	14.23 mi	(804) 305-2321	1 Review(s) 5.0
11	Wilkie's Outfitters	Rafting/Kayaking	14.24 mi	(615) 784-4179	1 Review(s) 5.0
12	Caney Fork Outdoors	Sporting Goods	14.44 mi	(931) 858-5222	6 Review(s) 4.0
13	OK Corral Shooting Range	Gun/Rifle Ranges	14.77 mi	(615) 653-3779	11 Review(s) 4.5
14	Guardian MMA Lebanon	Brazilian Jiu-jitsu	14.79 mi	(615) 506-0428	1 Review(s) 5.0
15	Edgar Evins State Park	Parks	14.92 mi	(931) 646-3080	5 Review(s) 5.0
16	Jimmy Floyd Family Life Center	Fitness & Instruction	14.97 mi	(615) 453-4545	4 Review(s) 3.5
17	Pro Bowling Center	Bowling	14.98 mi	(615) 449-3898	6 Review(s) 3.5
18	Hidden Harbor Marina	Boating	15.17 mi	(615) 597-8800	9 Review(s) 3.5
19	Don Fox Park	Parks	15.59 mi	(615) 449-0303	10 Review(s) 4.0
20	Planet Fitness	Gyms	15.63 mi	(615) 994-6905	2 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Thornton Metals Studio	Jewelry	3.11 mi	(615) 934-2771	1 Review(s) 5.0
2	Dainty Darlin	Accessories	3.14 mi	(615) 604-6897	1 Review(s) 5.0
3	Dollar General Store	Fashion	3.51 mi	(615) 237-0222	1 Review(s) 3.0
4	Country Store Quilt Shop	Fabric Stores	7.95 mi	(615) 444-4228	1 Review(s) 4.0
5	Gordonsville Drugs	Drugstores	9.15 mi	(615) 683-4400	1 Review(s) 5.0
6	Dutton's Market & Hardware	Hardware Stores	9.46 mi	(615) 464-4774	1 Review(s) 1.0
7	Norene General Store	Department Stores	9.5 mi	(615) 286-2229	3 Review(s) 4.5
8	Pratt Orchard and Garden Center	Nurseries & Gardening	9.67 mi	(615) 444-7742	1 Review(s) 4.0
9	Nana's Plant Farm	Nurseries & Gardening	11.19 mi	(615) 444-8733	3 Review(s) 4.5
10	Center Hill Marina & Yacht Club	Boating	12.3 mi	(615) 548-4315	1 Review(s) 1.0
11	Wildwood Christmas Tree Farm	Christmas Trees	12.69 mi	(615) 464-2472	1 Review(s) 5.0

12	The Gun Room	Sporting Goods	12.79 mi	(615) 453-6030	6 Review(s) 5.0
13	D T McCall & Sons	Appliances	12.93 mi	(615) 735-0165	13 Review(s) 3.0
14	Dollar General Store	Discount Store	12.97 mi	(615) 443-0505	1 Review(s) 5.0
15	All Things Engraved	Gift Shops	12.98 mi	(615) 778-1481	6 Review(s) 5.0
16	Walmart Supercenter	Department Stores	13.05 mi	(615) 735-2049	3 Review(s) 2.5
17	JR Mowers Sales & Service	Landscaping	13.37 mi	(615) 784-4006	3 Review(s) 3.5
18	Smith County Drug Center	Drugstores	13.46 mi	(615) 735-2223	1 Review(s) 5.0
19	Boot Barn	Shoe Stores	13.53 mi	(615) 449-9636	3 Review(s) 2.0
20	Tractor Supply	Home & Garden	13.56 mi	(615) 735-2684	1 Review(s) 4.0