

6575 Greenvale Rd

Watertown, TN 37184

SOLD!

Auction
10/02/2021 10:00AM

ABSOLUTE AUCTION Saturday October 2, 2021 10:00 AM

6575 GREENVALE ROAD, WATERTOWN, TN 37184
Directions: From I-40 at Lebanon-Watertown Exit-239, take Hwy. 70-E (Sparta Pike), go 10.5 miles, turn right on Hwy. 267 (Statesville Road), go 6 miles, veer right, cross bridge then right onto Greenvale Road, go approximately 1 mile to 6575. Watch for signs!!

1989 SQ. FT. RANCH BRICK HOME W/ FULL BASEMENT
8.85 ACRES - SELLING IN 4 PRIME LOTS
UTILITY WATER AVAILABLE - SEPTIC APPROVED



REAL ESTATE SELLS AT 10:00 AM

8.85 Prime Acres, selling in 4 lots, ranging in size from .94 acres to 5.69 acres, improved with brick & vinyl ranch house perched on a knoll with a beautiful view of the countryside. All small lots have been soils tested, septic approved, have utility water available at the road. Will be restricted to 1,600 sq. ft. minimum size site built homes, no mobile or double wide homes allowed.

Lot 1: 116 acres, fronts 154 feet on road, 5 bedroom septic approval.
Lot 2: .94 acres, fronts 125 feet on road, 4 bedroom septic approval.
Lot 3: 106 acres, fronts 125 feet on road, 4 bedroom septic approval.
Lot 4: 5.69 acres, fronts 60 feet on road, improved with brick & vinyl ranch house containing approximately 1989 sq. ft. of living area, plus two-car garage & unfinished basement. House consists of living room with fireplace, spacious den-dining-kitchen area with island and built-in cabinets, appliances remain, three spacious bedrooms, two baths, hardwood, tile & laminate floors, laundry room, enclosed back porch, central heat & air, utility water.

Land Open For Inspection - Look At Your Convenience

FOUR WHEELER - GUN - TOOLS - FURNITURE - GLASSWARE

FURNITURE: Desk/Bookcase - 6 Drawer Chest - Entertainment Stand - Antique Clock - 3 Cushion Wooden Sofa - 2 Velvet Living Room Side Chairs - 2 Wooden Dining Chairs - Vinyl Mirror - Antique China Hutch - 1 Drawer Antique Chest - Round 2 Shelf Table - End Table - Antique Thomas Radio - Brass Dog Iron - Punch Bowl Set - Misc. Cookware
GLASSWARE: Lots of Misc. Glassware - Figurines - Punch Bowl Set - Pots & Pans - Cooking Utensils - Lots of Misc. Glassware - Figurines - Punch Bowl Set - Pots & Pans - Cooking Utensils

GUN: #483 300 Winchester Mag Rifle with 3rd scope with 24 shells
AUTOCOMMEND: Husqvarna Husqvarna with front & rear Back - Coleman Power Mate Pulse 1800 Portable Generator - Charcoal Meat Smoker - Weed eater & Gas Blower - Ryobi Gas Blower - Toro Weed eater - Ryobi Edger - Honda Push Mower - Wheelbarrow - Toro Electric Blower - Pet Taxi

Call Jim Agee at 615-444-0909 For Further Information
Estate of Mrs. Ruby Tipton Armstrong - Kerry Armstrong, Executor
FINANCING: Available through Wilson Bank & Trust - Daniel Sappone - 615-444-2285, or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Parnell - 615-444-4166; or contact lender of your choice to prequalify prior to sale.
CASH TO BE RECEIVED AT THE TIME OF SALE. CASH TO BE RECEIVED AT THE TIME OF SALE. CASH TO BE RECEIVED AT THE TIME OF SALE.
SAL: TO BE CASH AT CLOSING OR, IF BEFORE 21 DAYS FROM AUCTION DATE.
SAL: CASH TO BE RECEIVED AT THE TIME OF SALE. CASH TO BE RECEIVED AT THE TIME OF SALE. CASH TO BE RECEIVED AT THE TIME OF SALE.
T.L.S. - See the actual listing site for full details and photos.
LEAD BASED PBT: NO2, DRUGS, PCB, PBT, and other lead based paint and/or mold. Prospective buyers may have their own checked prior to sale date. Buyer to sign inspection waiver sale date.
BIDDERS ARE ENCOURAGED TO MAKE ANY AND ALL VISUAL INSPECTIONS PRIOR TO SALE DATE. SEE LISTING 47269.
ALL INFORMATION MADE OFF OF SALE. THE PRESENCE OR ABSENCE OF ANY INFORMATION IS NOT GUARANTEED. By This, Private Auction - Lot# 47269



615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY OCTOBER 2, 2021

**Located 6575 Greenvale Rd • Watertown, TN
37184**

DIRECTIONS:

From I-40 at Lebanon-Watertown Exit-239, take Hwy. 70-E (Sparta Pike), go 10.5 miles, turn right on Hwy. 267 (Statesville Road), go 6 miles, veer right, cross bridge then right onto Greenvale Road, go approximately 1 mile to 6575. Watch for signs!!!

8.85 ACRES • BRICK RANCH HOME

SELLING IN 4 PRIME LOTS

UTILITY WATER AVAILABLE • SEPTIC APPROVED

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Lot 1:

1.16 acres, fronts 154 feet on road, 5 bedroom septic approval.

Lot 2:

.94 acres, fronts 125 feet on road, 4 bedroom septic approval.

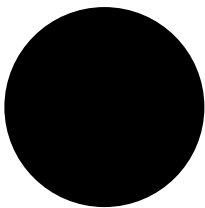
Lot 3:

1.06 acres, fronts 125 feet on road, 4 bedroom septic approval.

Lot 4:

5.69 acres, fronts 60 feet on road, improved with brick & vinyl ranch house containing approximately 1,989 sq. ft. of living area, plus two-car garage & unfinished basement. House consists of living room with fireplace, spacious den-dining-kitchen area with island and built-in cabinets, appliances remain, three spacious bedrooms, two baths, hardwood, tile & laminate floors, laundry room, enclosed back porch, central heat & air, utility water.

Land Open For Inspection - Look At Your Convenience



FURNITURE:

Desk/Bookcase • 6 Drawer Chest • Entertainment Stand • Antique Clock • 3 Cushion Wooden Sofa • 2 Velvet Living Room Side Chairs • 2 Wooden Rocking Chairs • Wall Mirror • Antique China Hutch • 3 Drawer Antique

Chest • Round 2 Shelf Table • End Table • Antique Thomas Radio • Brass Dog Irons • Punch Bowl Set • Misc. Cookware

GLASSWARE:

Lots of Misc. Glassware • Figurines • Punch Bowl set • Pots & Pans • Cooking Utensils • Lots of Misc. Glassware • Figurines • Punch Bowl Set • Pots & Pans • Cooking Utensils

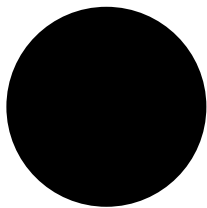
GUN:

H&R 300 Winchester Mag Rifle with 3x9 scope with 24 shells

AUTO/EQUIPMENT:

Kawasaki 4x4 Bayou with Front & Rear Rack • Coleman Power Mate Pulse 1850 Portable Generator • Charcoal Meat Smoker • Weedeater & Gas Blower • Ryobi Gas Blower • Toro Weedeater • Ryobi Edger • Honda Push Mower • Wheelbarrow • Toro Electric Blower • Pet Taxi

Call Jim Agee at 615-444-0909 For Further Information
Estate of Mrs. Ruby Tipton Armstrong - Kerry Armstrong, Executor



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.

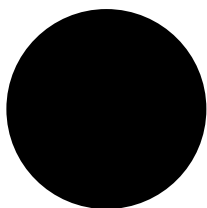
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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



Contact **Agee & Johnson** Today!

| | |
|----------------------------|--|
| Auction Date | 2021-10-02 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 6575 Greenvale Rd |
| Address City | Watertown |
| Address State | TN |
| Address Zipcode | 37184 |
| County | Wilson |
| Property Status | Listed / Active |
| Auction Highlights | Absolute Auction Saturday October , 2021 @ 10am 6575 Greenvale Rd • Watertown TN 8.85 Acres Selling in 4 Building Tracts • Tract 4 Brick Ranch House • Personal Property |
| Auction Time Start | 10:00AM |
| Auction Type | absolute |
| Is Home | yes |



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 | Statesville Market | Breakfast & Brunch | 0.55 mi | (615) 286-1515 | 2 Review(s) 5.0 |
| 2 | Subway | Sandwiches | 5.46 mi | (615) 237-3163 | 3 Review(s) 5.0 |
| 3 | Depot Restaurant | Pop-Up Restaurants | 5.58 mi | (615) 237-3976 | 2 Review(s) 5.0 |
| 4 | Depot Junction Cafe | American (Traditional) | 5.61 mi | (615) 237-3976 | 19 Review(s) 2.5 |
| 5 | Mi Ranchito | Mexican | 5.64 mi | (615) 237-0400 | 12 Review(s) 4.0 |
| 6 | Nona Lisa Pizzeria | Pizza | 5.67 mi | (615) 237-0102 | 69 Review(s) 4.5 |
| 7 | Mi Ranchito Mexican Restaurant | Mexican | 5.68 mi | (615) 237-0400 | 2 Review(s) 4.5 |
| 8 | Alexandria Pizza And Steaks | Pizza | 6.3 mi | (615) 529-2881 | 6 Review(s) 3.0 |
| 9 | Cloverleaf Restaurant | American (New) | 8.07 mi | (615) 536-5534 | 5 Review(s) 4.0 |
| 10 | Goodness Gracious Cafe at The Mill | Desserts | 13.38 mi | (615) 563-6455 | 78 Review(s) 4.5 |
| 11 | Sonic Drive-In | Fast Food | 13.39 mi | (615) 563-5300 | 5 Review(s) 3.5 |
| 12 | Chilangos Mexican Restaurant | Mexican | 13.4 mi | (615) 563-7113 | 17 Review(s) 4.0 |
| 13 | Hardee's | Burgers | 13.4 mi | (615) 563-8701 | 5 Review(s) 1.5 |
| 14 | China Star | Chinese | 13.43 mi | (615) 563-8001 | 5 Review(s) 3.0 |
| 15 | T Cakes Bakery Cafe | Bakeries | 13.43 mi | (615) 563-2652 | 5 Review(s) 5.0 |
| 16 | The Gathering Place | Cafes | 13.44 mi | (615) 563-3663 | 1 Review(s) 5.0 |
| 17 | DJ's Pizza & Steak House | Pizza | 13.45 mi | (615) 563-2821 | 29 Review(s) 4.0 |
| 18 | Subway | Sandwiches | 13.46 mi | (615) 563-3333 | 2 Review(s) 4.0 |
| 19 | The Lunch Box | Salad | 13.46 mi | (615) 653-3539 | 9 Review(s) 5.0 |
| 20 | Taco Bell | Fast Food | 13.47 mi | (615) 563-8226 | 2 Review(s) 4.0 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|-------------------------|--------------------|----------|----------------|------------------|
| 1 | Three Forks Marketplace | Grocery | 5.47 mi | (615) 237-9777 | 3 Review(s) 2.5 |
| 2 | Piggly Wiggly | Grocery | 13.43 mi | (615) 563-4082 | 2 Review(s) 5.0 |
| 3 | 96 Food Mart | Grocery | 13.87 mi | (615) 893-7070 | 2 Review(s) 2.0 |
| 4 | Save A Lot | Discount Store | 14.6 mi | (615) 563-4112 | 1 Review(s) 5.0 |
| 5 | Lascassas Market | Convenience Stores | 14.98 mi | (615) 396-8521 | 1 Review(s) 4.0 |
| 6 | Gordonsville Shoprite | Grocery | 14.99 mi | (615) 683-3329 | 1 Review(s) 1.0 |
| 7 | Walmart Supercenter | Department Stores | 15.13 mi | (615) 444-0471 | 21 Review(s) 2.0 |
| 8 | ALDI | Grocery | 15.23 mi | (855) 955-2534 | 3 Review(s) 4.5 |
| 9 | La Tienda Hispana | Grocery | 15.88 mi | (615) 444-9859 | 9 Review(s) 4.5 |
| 10 | Kroger | Grocery | 16.2 mi | (615) 907-6223 | 18 Review(s) 2.5 |
| 11 | Publix | Grocery | 16.33 mi | (615) 849-6254 | 11 Review(s) 3.5 |
| 12 | ALDI | Grocery | 16.46 mi | (855) 955-2534 | 2 Review(s) 4.5 |
| 13 | Al's Foodland | Grocery | 16.98 mi | (615) 449-8293 | 1 Review(s) 5.0 |
| 14 | Kroger | Drugstores | 17.1 mi | (615) 867-2216 | 10 Review(s) 2.5 |
| 15 | Walmart Supercenter | Department Stores | 17.1 mi | (615) 215-7550 | 4 Review(s) 2.5 |
| 16 | Walmart Supercenter | Grocery | 17.34 mi | (615) 995-7092 | 12 Review(s) 2.0 |
| 17 | Walmart Supercenter | Grocery | 17.34 mi | (615) 995-7092 | 3 Review(s) 1.0 |
| 18 | Sprouts Farmers Market | Grocery | 17.44 mi | (615) 486-6081 | 35 Review(s) 3.5 |
| 19 | Kroger | Grocery | 17.74 mi | (615) 449-4631 | 6 Review(s) 3.5 |
| 20 | Walmart Supercenter | Grocery | 17.87 mi | (615) 896-4650 | 9 Review(s) 2.0 |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---------------------------------------|-----------------------|----------|----------------|------------------|
| 1 | Mountain View Medical Family Practice | Family Practice | 13.14 mi | (615) 563-3245 | 1 Review(s) 1.0 |
| 2 | Saint Thomas Stones River Hospital | Hospitals | 13.2 mi | (615) 563-4001 | 2 Review(s) 1.0 |
| 3 | Smile Creations | General Dentistry | 13.6 mi | (615) 563-2112 | 1 Review(s) 5.0 |
| 4 | Massages by Jon | Massage Therapy | 14.35 mi | (931) 800-0106 | 1 Review(s) 5.0 |
| 5 | Casey J Owen, DDS | Endodontists | 14.67 mi | (615) 683-6161 | 1 Review(s) 5.0 |
| 6 | MidTenn Primary Care | Walk-in Clinics | 15.05 mi | (615) 547-6699 | 1 Review(s) 5.0 |
| 7 | Walmart Pharmacy | Pharmacy | 15.13 mi | (615) 449-0611 | 1 Review(s) 1.0 |
| 8 | Anycare 24 | Medical Centers | 15.13 mi | (615) 444-2121 | 3 Review(s) 3.5 |
| 9 | Aspen Dental | General Dentistry | 15.32 mi | (615) 444-5447 | 3 Review(s) 1.0 |
| 10 | Stones River Recovery | Rehabilitation Center | 15.51 mi | (888) 512-3306 | 3 Review(s) 1.0 |
| 11 | Newman Dental Associates | Oral Surgeons | 15.65 mi | (615) 470-8550 | 2 Review(s) 5.0 |
| 12 | Cumberland Skin | Dermatologists | 15.73 mi | (615) 449-5771 | 12 Review(s) 3.0 |

| | | | | | | |
|----|--|--------------------|----------|----------------|-------------|-----|
| 13 | Hughston Clinic Orthopaedics | Orthopedists | 15.74 mi | (615) 547-6700 | 2 Review(s) | 1.0 |
| 14 | Kearny Kathleen R MD | Cardiologists | 15.74 mi | (615) 449-6868 | 1 Review(s) | 5.0 |
| 15 | Mathews Jeffrey MD Facs | Surgeons | 15.74 mi | (615) 443-1599 | 1 Review(s) | 1.0 |
| 16 | Tate MediSpa | Medical Spas | 15.75 mi | (615) 444-1173 | 3 Review(s) | 3.5 |
| 17 | STAR Physical Therapy | Physical Therapy | 15.78 mi | (615) 466-5200 | 1 Review(s) | 5.0 |
| 18 | Tennessee Orthopedics | Orthopedists | 15.78 mi | (615) 449-0990 | 1 Review(s) | 5.0 |
| 19 | Pediatric Dentistry - Lebanon | Pediatric Dentists | 15.82 mi | (615) 545-1812 | 1 Review(s) | 4.0 |
| 20 | Veterans Administration Medical Center | Hospitals | 15.98 mi | (615) 867-6000 | 1 Review(s) | 5.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---|-----------------------|----------|----------------|------------------|
| 1 | OK Corral Shooting Range | Gun/Rifle Ranges | 10.23 mi | (615) 653-3779 | 11 Review(s) 4.5 |
| 2 | Sellars State Farm Archaeological Area | Parks | 12.08 mi | | 1 Review(s) 3.0 |
| 3 | Cedars of Lebanon State Park Swimming Pool | Swimming Pools | 12.46 mi | (615) 444-9797 | 5 Review(s) 4.5 |
| 4 | Cedars Of Lebanon State Park | Parks | 12.54 mi | (615) 443-2769 | 39 Review(s) 4.0 |
| 5 | Flat Rock Cedar Glades and Barrens State Natural Area | Hiking | 14.32 mi | (615) 532-0431 | 2 Review(s) 3.5 |
| 6 | Guy Personal Defense | Gun/Rifle Ranges | 14.41 mi | (615) 603-7824 | 5 Review(s) 5.0 |
| 7 | Anytime Fitness | Gyms | 14.42 mi | (615) 547-4736 | 7 Review(s) 4.5 |
| 8 | The Gun Room | Sporting Goods | 14.49 mi | (615) 453-6030 | 6 Review(s) 5.0 |
| 9 | The Dancing Lights Of Christmas | Kids Activities | 14.89 mi | | 13 Review(s) 3.0 |
| 10 | Walter Hill Dam | Fishing | 14.98 mi | | 3 Review(s) 3.5 |
| 11 | Center Hill Marina & Yacht Club | Boating | 15.39 mi | (615) 548-4315 | 1 Review(s) 1.0 |
| 12 | Hop Springs | Breweries | 15.6 mi | (615) 450-1907 | 24 Review(s) 4.0 |
| 13 | Va Golf Course | Golf | 15.93 mi | (615) 893-2543 | 3 Review(s) 3.5 |
| 14 | Profectus Jiu-Jitsu Lebanon | Brazilian Jiu-jitsu | 15.95 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 15 | Wilkie's Outfitters | Rafting/Kayaking | 16.04 mi | (615) 784-4179 | 1 Review(s) 5.0 |
| 16 | Cedar Crest Golf Club | Golf | 16.32 mi | (615) 849-7837 | 3 Review(s) 4.5 |
| 17 | Stones River Kayak and Canoe Rental | Rafting/Kayaking | 16.37 mi | (615) 767-7501 | 3 Review(s) 5.0 |
| 18 | Guardian MMA Lebanon | Brazilian Jiu-jitsu | 16.59 mi | (615) 506-0428 | 1 Review(s) 5.0 |
| 19 | Pro Bowling Center | Bowling | 16.75 mi | (615) 449-3898 | 6 Review(s) 3.5 |
| 20 | Jimmy Floyd Family Life Center | Fitness & Instruction | 16.81 mi | (615) 453-4545 | 4 Review(s) 3.5 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---------------------------------|-----------------------|----------|----------------|-----------------|
| 1 | Dutton's Market & Hardware | Hardware Stores | 4.83 mi | (615) 464-4774 | 1 Review(s) 1.0 |
| 2 | Dollar General Store | Fashion | 5.44 mi | (615) 237-0222 | 1 Review(s) 3.0 |
| 3 | Thornton Metals Studio | Jewelry | 5.55 mi | (615) 934-2771 | 1 Review(s) 5.0 |
| 4 | Dainty Darlin | Accessories | 5.66 mi | (615) 604-6897 | 1 Review(s) 5.0 |
| 5 | Norene General Store | Department Stores | 7.07 mi | (615) 286-2229 | 3 Review(s) 4.5 |
| 6 | Wildwood Christmas Tree Farm | Christmas Trees | 7.47 mi | (615) 464-2472 | 1 Review(s) 5.0 |
| 7 | Country Store Quilt Shop | Fabric Stores | 9.08 mi | (615) 444-4228 | 1 Review(s) 4.0 |
| 8 | Medical Center Supply | Medical Supplies | 9.18 mi | (615) 273-3426 | 1 Review(s) 5.0 |
| 9 | Lascassas Feed Supply | Farmers Market | 10.48 mi | (615) 893-4142 | 2 Review(s) 4.5 |
| 10 | Lascassas Drug | Drugstores | 12.01 mi | (615) 933-2769 | 1 Review(s) 5.0 |
| 11 | Nana's Plant Farm | Nurseries & Gardening | 12.71 mi | (615) 444-8733 | 3 Review(s) 4.5 |
| 12 | Lebanon Vacuum & Sewing Center | Fabric Stores | 12.86 mi | (615) 443-7644 | 3 Review(s) 3.5 |
| 13 | Parkland Flea Market | Flea Markets | 12.87 mi | (615) 449-6050 | 5 Review(s) 3.5 |
| 14 | Dollar General | Department Stores | 12.92 mi | (615) 257-0195 | 2 Review(s) 3.5 |
| 15 | Pratt Orchard and Garden Center | Nurseries & Gardening | 13 mi | (615) 444-7742 | 1 Review(s) 4.0 |
| 16 | Old Feed Store Antique Mall | Antiques | 13.44 mi | (615) 563-2108 | 2 Review(s) 4.0 |
| 17 | Russell Cellular | Mobile Phones | 13.46 mi | (615) 563-8778 | 1 Review(s) 1.0 |
| 18 | Briar Rose Flower & Gifts | Florists | 13.52 mi | (615) 563-4403 | 1 Review(s) 5.0 |
| 19 | Anthony's Florist | Florists | 13.53 mi | (615) 563-2700 | 1 Review(s) 5.0 |
| 20 | Iron Pig Antiques | Antiques | 13.54 mi | (615) 563-5375 | 1 Review(s) 5.0 |