

**4555 Dixon Creek Road**  
Dixon Springs, TN 37057

**SOLD!**

Auction  
10/16/2021 10:00 am

**ABSOLUTE AUCTION**  
**SATURDAY OCTOBER 16, 2021**  
**10:00am**  
**4555 DIXON CREEK RD**  
**DIXON SPRINGS, TN**



JIM AGEE | 615.444.0909  
www.AgeeAndJohnson.com

**AJ** AGEE & JOHNSON  
REALTY AND AUCTION, INC.  
YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY  
Serving Wilson County Since 1977

Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



# ABSOLUTE AUCTION

**SATURDAY OCTOBER 16, 2021 @ 10am**

**LOCATED 4555 DIXON CREEK ROAD • DIXON SPRINGS, TN 37057**

## DIRECTIONS:

From Hartsville, TN, take Hwy 25-East 7 miles, turn left on Young Branch Road, go 1 mile, turn left on Cato Road which becomes Dixon Creek Road, go 3 miles, turn right to stay on Dixon Creek Road, go 1.4 miles, turn left to stay on Dixon Creek Road to auction property at 4555. Watch for signs!!!

**108 PRIME ACRES • HOUSE & TWO BARNES**

**SELLING IN 13 TRACTS**

**TRACTS RANGING IN SIZE FROM 3.43 TO 14.71 ACRES**

**UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED**

## 108 Prime Acres • House • 2 Barns

Land is improved with a Country Home and Two Barns

Selling in 13 Acreage Tracts Ranging in Size from 3.43 to 14.71 Acres

### All Tracts -

- ✓i,☐ Front Dixon Creek Road
- ✓i,☐ Have Utility Water Available
- ✓i,☐ Soils Tested and Septic Approve - details sale date
- ✓i,☐ Excellent Building Sites

## VIDEO

[https://youtu.be/LwriZ\\_oZVEk](https://youtu.be/LwriZ_oZVEk)

### Tract 1:

3.51 acres • improved with large barn

### Tract 2:

3.43 acres • long road frontage

### Tract 3:

12.37 acres • bordered by creek of road

### Tract 4:

11.55 acres • creek bottom

### Tract 5:

14.71 acres • open & wooded areas

**Tract 6:**

13.95 acres • open & wooded areas

**Tract 7:**

12.88 acres • panoramic hilltop view

**Tract 8:**

5.13 acres, improved with neat, clean 1-1/2 story country home featuring living room, kitchen-dining area, den, 4 bedrooms (2 down & 2 up), 1 bath and 1 room basement. Move in ready!

**Tract 9:**

6.60 acres • beautiful hilltop building site

**Tract 10:**

6.90 acres • fronts both sides

**Tract 11:**

7.29 acres • fronts both sides of road

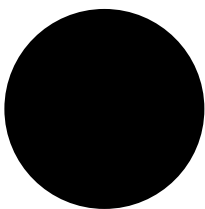
**Tract 12:**

5.32 acres • excellent building site

**Tract 13:**

4.39 acres • long road frontage

**Beautiful Land**  
**Open & Wooded • Creek Bottoms & Hilltops**  
**Panoramic Views**  
***OPEN FOR INSPECTION***  
***LOOK AT YOUR CONVENIENCE***



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

**Billy Smith Estate - Gwendolyn Smith, Owner**

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; 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.

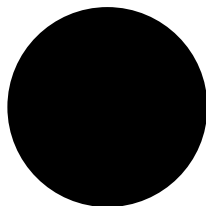
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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!

<b>Auction Date</b>	2021-10-16
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	4555 Dixon Creek Road
<b>Address City</b>	Dixon Springs
<b>Address State</b>	TN
<b>Address Zipcode</b>	37057
<b>County</b>	Trousdale
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	108 Prime Acres • 4 Bedroom/1 Bath Home • 2 Barns • 13 Tracts Absolute Auction • Saturday October 16, 2021 • 10 am
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Saturday October 16, 2021 10:00 AM  
**4555 DIXON CREEK ROAD, DIXON SPRINGS, TN 37057**  
**108 PRIME ACRES - HOUSE & TWO BARN**  
**SELLING IN 13 TRACTS - 3.43 TO 14.71 ACRES**  
**UTILITY WATER AVAILABLE - SOILS TESTED FOR SEPTIC SYSTEMS**



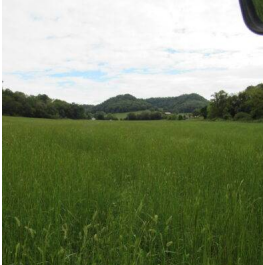
108 Prime Acres, improved with house & two barns, selling in 13 average tracts ranging in size from 3.43 to 14.71 acres. All tracts front Dixon Creek Road, have utility water available, have been fully tested for septic systems (with sale 10/16), and many excellent buildings. Tract 1: 13.75 acres, improved with road, about 100 deep country home featuring living room, kitchen, dining area, 4 bedrooms (2 main & 2 up), bath and front basement. Also in tract. Tract 2: 1.07 acres, improved with large barn. Tract 3: 10.88 acres, panoramic hilltop view. Tract 4: 3.43 acres, long road frontage. Tract 5: 6.68 acres, beautiful hilltop building site. Tract 6: 1.07 acres, landlocked by creek. Tract 7: 6.68 acres, front both sides of road. Tract 8: 1.05 acres, creek frontage. Tract 9: 7.29 acres, front both sides of road. Tract 10: 1.02 acres, wooded building site. Tract 11: 1.02 acres, wooded area. Tract 12: 4.78 acres, long road frontage. Tract 13: 1.02 acres, open & wooded area.

**BEAUTIFUL LAND - OPEN & WOODED - CREEK BOTTOMS AND HILLSIDES - PANORAMIC VIEWS - OPEN FOR INSPECTION**

Call Bob Agee at 615-444-0909 For Further Information  
 Bob Agee, Broker, 4555 Dixon Creek Road, Dixon Springs, TN 37057  
 www.AgeeAndJohnson.com



**AGEE & JOHNSON** 615.444.0909  
 www.AgeeAndJohnson.com





### Local & Nearby Area Resources / Businesses

Restaurants: 20+

Health / Medical: 20+

Shopping: 20+

Grocery: 18

Attractions / Things to Do: 20+

Local area results found within 20mi - powered by Yelp.com

#### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	New China Buffet	Chinese	6.59 mi	(615) 666-5668	3 Review(s) 2.0
2	Pit-Stop	Restaurants	6.61 mi	(615) 666-6683	1 Review(s) 5.0
3	La Tia Mexican Restaurant	Mexican	6.65 mi	(615) 666-6868	3 Review(s) 4.5
4	Gibson's Cafe	Desserts	6.83 mi	(615) 666-2244	5 Review(s) 4.5
5	J's Grill	American (New)	6.89 mi	(615) 666-5620	1 Review(s) 4.0
6	McDonald's	Burgers	6.93 mi	(615) 688-7111	6 Review(s) 1.0
7	Tray's Garden Chinese Restaurant	Chinese	7.01 mi	(615) 666-6688	8 Review(s) 4.0
8	Agave's Mexican Restaurant	Mexican	7.03 mi	(615) 666-4000	6 Review(s) 4.0
9	Stockyard Cafe	American (Traditional)	7.39 mi	(615) 666-5890	2 Review(s) 2.0
10	Pep A Ronis	Pizza	7.64 mi	(615) 688-7664	4 Review(s) 5.0
11	Taco Bell	Fast Food	7.66 mi	(615) 666-8226	1 Review(s) 3.0
12	Pizza Hut	Pizza	7.71 mi	(615) 666-6383	3 Review(s) 1.0
13	Grecian Steak House	Steakhouses	7.83 mi	(615) 666-2520	9 Review(s) 3.0
14	L & T Early Bird Cafe	Breakfast & Brunch	8.79 mi	(615) 374-5055	4 Review(s) 4.5
15	Village Pizza	Pizza	8.81 mi	(615) 374-2207	5 Review(s) 4.0
16	China Buffet	Chinese	8.87 mi	(615) 374-3833	3 Review(s) 4.0
17	McDonald's	Fast Food	8.87 mi	(615) 374-0200	2 Review(s) 1.0
18	Subway	Sandwiches	8.91 mi	(615) 374-0259	3 Review(s) 2.5
19	The Mexican Grilled Cheese	Mexican	8.97 mi	(615) 680-3166	4 Review(s) 2.5
20	Pig Pen Barbeque	Barbeque	9.02 mi	(615) 374-9100	20 Review(s) 3.5

#### Area Grocery 18

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	6.88 mi	(615) 666-2135	3 Review(s) 1.5
2	Lafayette Hometown Foods	Grocery	7.33 mi	(615) 666-6866	1 Review(s) 5.0
3	Piggly Wiggly	Grocery	8.84 mi	(615) 374-0600	1 Review(s) 3.0
4	Quik-N-Easy Deli & Market	Grocery	11.44 mi	(615) 735-1677	1 Review(s) 4.0
5	Walmart Supercenter	Department Stores	12.81 mi	(615) 735-2049	3 Review(s) 2.5
6	Price Less Foods	Grocery	15.96 mi	(615) 644-3245	1 Review(s) 2.0
7	Mike's Foodland	Grocery	16.13 mi	(615) 644-2291	3 Review(s) 4.5
8	Buffet Pizza	Grocery	16.8 mi	(615) 644-3658	1 Review(s) 4.0

9	Stagecoach General Store	Grocery	16.93 mi	(615) 452-0808	1 Review(s) 1.0
10	Gordonsville Shoprite	Grocery	17.72 mi	(615) 683-3329	1 Review(s) 1.0
11	H. G. Hill's Grocery Store	Grocery	18.44 mi		1 Review(s) 1.0
12	Al's Foodland	Grocery	21.03 mi	(615) 449-8293	1 Review(s) 5.0
13	La Tienda Hispana	Grocery	22.06 mi	(615) 444-9859	9 Review(s) 4.5
14	Walmart Supercenter	Department Stores	22.55 mi	(615) 444-0471	21 Review(s) 2.0
15	ALDI	Grocery	22.93 mi	(855) 955-2534	3 Review(s) 4.5
16	Kroger	Grocery	23.13 mi	(615) 449-4631	7 Review(s) 3.5
17	Publix Super Markets	Grocery	23.42 mi	(615) 444-2581	10 Review(s) 3.5
18	Habegger's Amish Market	Grocery	26.69 mi	(270) 618-5676	17 Review(s) 4.5

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hunt Philip W MD	Doctors	6.87 mi	(615) 688-5383	1 Review(s) 1.0
2	Fast Pace Health Urgent Care - Lafayette	Urgent Care	7.14 mi	(615) 561-1042	1 Review(s) 1.0
3	Raum Family Dentistry	Orthodontists	7.55 mi	(615) 666-4865	1 Review(s) 1.0
4	Hartsville Dental Care	Endodontists	8.88 mi	(615) 374-9181	2 Review(s) 3.0
5	Riverview Regional Medical Center	Medical Centers	11.45 mi	(615) 735-1560	1 Review(s) 2.0
6	Jon A Long, DDS	General Dentistry	11.5 mi	(615) 735-0808	1 Review(s) 5.0
7	Carthage Family Chiropractic	Chiropractors	11.78 mi	(615) 735-9336	1 Review(s) 5.0
8	Fast Pace Health Urgent Care - Carthage	Urgent Care	12.37 mi	(615) 486-6178	1 Review(s) 1.0
9	Hope Family Health Services	Medical Centers	14.53 mi	(615) 644-2000	1 Review(s) 5.0
10	Westmoreland Family Clinic	Family Practice	15.81 mi	(615) 644-3000	3 Review(s) 1.0
11	Fit Farm at Rock Springs	Weight Loss Centers	16.45 mi	(615) 654-6818	5 Review(s) 3.5
12	Casey J Owen, DDS	Endodontists	17.63 mi	(615) 683-6161	1 Review(s) 5.0
13	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	18.44 mi	(318) 243-4395	2 Review(s) 5.0
14	Smile Gallery	General Dentistry	21.6 mi	(615) 444-2069	6 Review(s) 3.5
15	MidTenn Primary Care	Walk-in Clinics	21.68 mi	(615) 547-6699	1 Review(s) 5.0
16	Family Eye Med	Optometrists	21.83 mi	(615) 449-0541	5 Review(s) 3.5
17	STAR Physical Therapy	Physical Therapy	21.83 mi	(615) 443-4938	3 Review(s) 3.5
18	John M. Pino, OD,PhD	Optometrists	21.83 mi	(615) 449-0541	1 Review(s) 5.0
19	Healthy Bones Chiropractic	Chiropractors	21.84 mi	(615) 549-8070	2 Review(s) 5.0
20	The Massage Collection	Reflexology	21.95 mi	(615) 443-1974	1 Review(s) 5.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Carthage Dance Studio	Dance Studios	13.13 mi	(615) 969-0547	1 Review(s) 5.0
2	Lazy Day Horse Farm	Horse Boarding	13.95 mi	(615) 403-7528	1 Review(s) 5.0
3	Lake Meadow Farm	Horseback Riding	14.15 mi	(931) 653-4824	3 Review(s) 5.0
4	AJ's Adventures	Tubing	15.19 mi	(888) 529-4329	5 Review(s) 1.0
5	Made in the Shade	RV Parks	15.85 mi	(931) 653-4486	4 Review(s) 2.5
6	Long C Trails	Hiking	15.96 mi	(270) 618-7500	1 Review(s) 5.0
7	Kaleo Skate Park	Skate Parks	16.1 mi		1 Review(s) 3.0
8	Fit Farm at Rock Springs	Weight Loss Centers	16.45 mi	(615) 654-6818	5 Review(s) 3.5
9	Nashville Kayak Lessons	Rafting/Kayaking	19.08 mi	(615) 461-0711	3 Review(s) 5.0
10	Bledsoe Creek State Park	Parks	19.78 mi	(615) 452-3706	13 Review(s) 3.5
11	Broughton Firearms	Gun/Rifle Ranges	21.38 mi	(270) 618-2220	1 Review(s) 5.0
12	The Dancing Lights Of Christmas	Kids Activities	21.52 mi		13 Review(s) 3.0
13	Jimmy Floyd Family Life Center	Fitness & Instruction	21.67 mi	(615) 453-4545	4 Review(s) 3.5
14	Wilkie's Outfitters	Rafting/Kayaking	21.75 mi	(615) 784-4179	1 Review(s) 5.0
15	Guardian MMA Lebanon	Brazilian Jiu-jitsu	21.8 mi	(615) 506-0428	1 Review(s) 5.0
16	Maple Hill Road Driving Range	Golf	21.82 mi	(615) 444-4833	2 Review(s) 2.5
17	Pro Bowling Center	Bowling	21.87 mi	(615) 449-3898	6 Review(s) 3.5
18	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	21.95 mi	(804) 305-2321	1 Review(s) 5.0
19	The Gun Room	Sporting Goods	21.97 mi	(615) 453-6030	6 Review(s) 5.0
20	Don Fox Park	Parks	22.17 mi	(615) 449-0303	10 Review(s) 4.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	6.88 mi	(615) 666-2135	3 Review(s) 1.5
2	Walmart Vision & Glasses	Eyewear & Opticians	6.88 mi	(615) 666-9644	1 Review(s) 1.0

3	Lafayette Florist	Florists	6.93 mi	(615) 666-2875	1 Review(s) 2.0
4	Flowers by Leanne	Florists	7.04 mi	(615) 735-2978	1 Review(s) 1.0
5	Walgreens	Cosmetics & Beauty Supply	7.11 mi	(615) 688-5043	1 Review(s) 5.0
6	Sunshine Decor	Arts & Crafts	7.71 mi	(615) 666-7867	1 Review(s) 5.0
7	Tuck's Building Center	Hardware Stores	7.82 mi	(615) 666-2582	1 Review(s) 1.0
8	Gross Appliance & Tv Furniture	Appliances & Repair	7.83 mi	(615) 666-7831	1 Review(s) 5.0
9	Ben Bray Real Estate & Auction Company	Auction Houses	7.84 mi	(615) 666-2232	1 Review(s) 3.0
10	D.T. McCall & Sons	Furniture Stores	7.94 mi	(615) 666-3708	1 Review(s) 1.0
11	F & M Furniture Mfg Co	Furniture Stores	8.82 mi	(615) 666-2119	1 Review(s) 5.0
12	G & L Garden Center	Gift Shops	9.05 mi	(615) 374-2331	1 Review(s) 1.0
13	Newberry & Sons Chairs	Furniture Stores	9.82 mi	(615) 699-3755	1 Review(s) 5.0
14	Tractor Supply	Home & Garden	11.29 mi	(615) 735-2684	1 Review(s) 4.0
15	Smith County Drug Center	Drugstores	11.7 mi	(615) 735-2223	1 Review(s) 5.0
16	#holly's	Accessories	12.17 mi	(615) 486-7467	1 Review(s) 5.0
17	D T McCall & Sons	Appliances	12.21 mi	(615) 735-0165	14 Review(s) 3.0
18	All Things Engraved	Gift Shops	12.24 mi	(615) 778-1481	7 Review(s) 5.0
19	Southern Greek Brotique	Men's Clothing	12.28 mi	(615) 489-6361	1 Review(s) 5.0
20	Walmart Supercenter	Department Stores	12.81 mi	(615) 735-2049	3 Review(s) 2.5