

**Bluebird Rd**  
Watertown, TN 37184

**SOLD!**

Auction  
05/14/2022 10:00 am



Listed By (Agent):

**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>

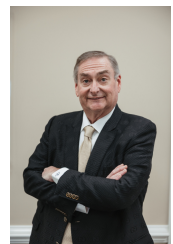
Listed By (Agent):

**Rick Thorne**

Phone (Office): 615-444-0909

Phone (Cell): 615-347-4285

Email: [thorneri@realtracs.com](mailto:thorneri@realtracs.com)



# **ABSOLUTE AUCTION**

**SATURDAY MAY 14, 2022**

**LOCATION BLUEBIRD RD • WATERTOWN TN  
37184**

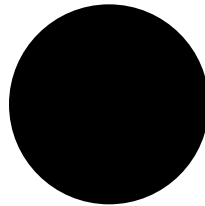
## **DIRECTIONS:**

**From Lebanon take I-40E take Exit-245, turn right onto Bobo Road to stop sign, turn left onto Bluebird Road, 3.2 miles, property is on the right. Watch for signs!!!**

**6.77 ACRES**

**CONVENIENT LOCATION**

**3 Bedroom Septic Approved**

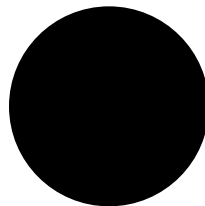


**Corner of Bluebird Road & Bell Road**

**Corner Lot sitting on 6.77 Acres, 964 feet front Bluebird Road and 493 feet front Bell Road**

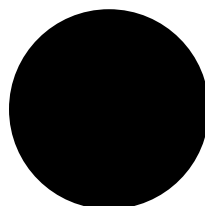
**Soils tested and approved for 3 bedroom**

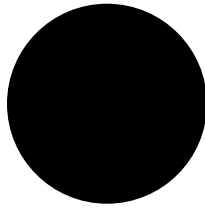
**Level open lot with small barn**



**SOILS TESTED**

**Land is open for inspection. Look at your convenience**





**Call Jay White 615.308.44421 or  
Rick Thorne 615.347.4285  
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

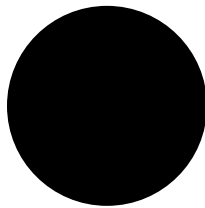
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2022 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".

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>	2022-05-14
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Bluebird Rd
<b>Address City</b>	Watertown

<b>Address State</b>	TN
<b>Address Zipcode</b>	37184
<b>County</b>	wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday May 14 @ 10am 6.77 Acres • 3 Bedroom Septic
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	no



**ABSOLUTE AUCTION** Saturday May 14, 2022 10:00 AM  
**BLUEBIRD ROAD, WATERTOWN, TN 37184**  
**6.77 ACRES**  
**3 BEDROOM SEPTIC APPROVED**

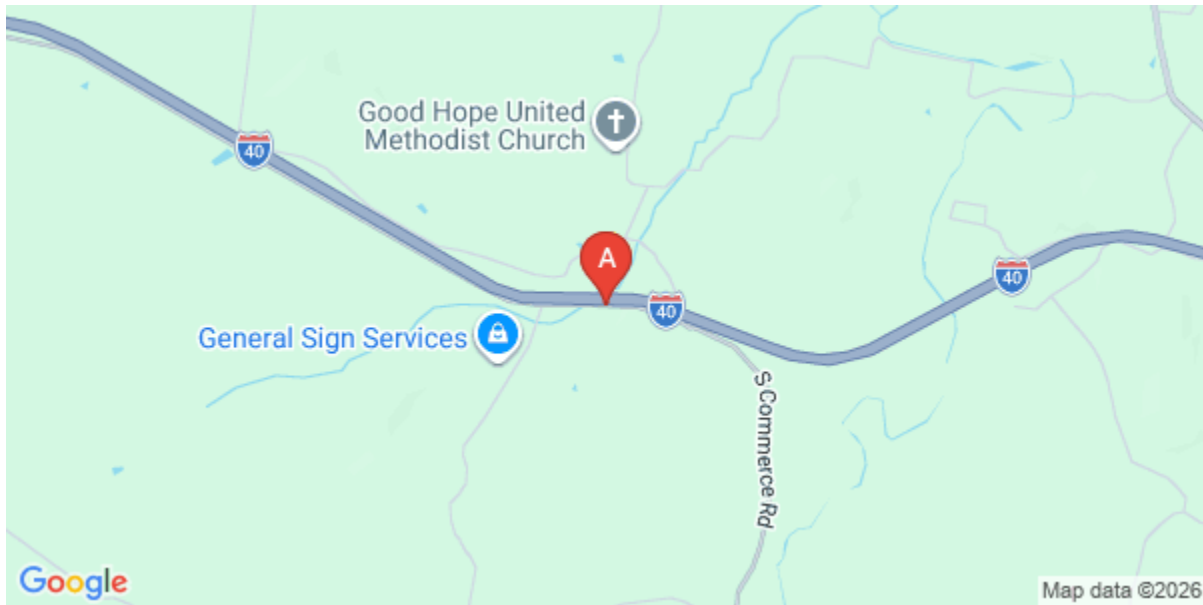
Corner of Bluebird Road & Bell Road. Corner lot sitting on 6.77 Acres, 564 feet front Bluebird Road and 403 feet front Bell Road. Soil tested and approved for 3 bedroom. Level open lot with small barn.  
 Call Jay White at 615-308-4421 or Rick Thome at 615-347-4285 For Further Information

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**Local & Nearby Area Resources / Businesses**

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

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

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	Hillbilly Shack Delights	Food Trucks	3.53 mi	(615) 708-7985	1 Review(s) 5.0
2	Mi Ranchito Mexican Restaurant	Mexican	4.88 mi	(615) 237-0400	2 Review(s) 4.5
3	Depot Restaurant	Pop-Up Restaurants	4.92 mi	(615) 237-3976	2 Review(s) 5.0
4	Mi Ranchito	Mexican	4.92 mi	(615) 237-0400	13 Review(s) 4.0
5	Depot Junction Cafe	American (Traditional)	4.95 mi	(615) 237-3976	20 Review(s) 2.5
6	Subway	Sandwiches	5.25 mi	(615) 237-3163	3 Review(s) 5.0
7	AJ's Bar & Grill	Bars	5.55 mi	(615) 547-4800	3 Review(s) 4.5
8	Jalisco Mexican Restaurant	Mexican	8.16 mi	(615) 449-2299	16 Review(s) 3.5
9	Four Winds Restaurant	Burgers	8.21 mi	(615) 449-9909	3 Review(s) 3.5
10	Uncle Petes Home Cooking	American (Traditional)	8.28 mi	(615) 449-0030	38 Review(s) 4.0
11	Subway	Sandwiches	8.55 mi	(615) 965-2420	3 Review(s) 2.0
12	Smack Middle Eastern Restaurant	Middle Eastern	8.55 mi	(615) 444-5200	1 Review(s) 1.0
13	Alexandria Pizza And Steaks	Pizza	8.76 mi	(615) 529-2881	5 Review(s) 3.5
14	New Moon BBQ	Barbeque	8.89 mi	(615) 444-7920	6 Review(s) 3.5
15	El Corral Mexican Restaurant	Mexican	9.1 mi	(615) 683-8877	27 Review(s) 4.0

16	Sunrise Diner	Diners	9.52 mi	(615) 444-3606	2 Review(s) 3.0
17	Bellacino's Pizza & Grinders	Pizza	9.56 mi	(615) 683-4000	22 Review(s) 4.0
18	Wendy's	Fast Food	9.59 mi	(615) 683-3421	10 Review(s) 3.5
19	Arbys	Fast Food	9.61 mi	(615) 683-3444	7 Review(s) 2.5
20	Timberloft House of BBQ	Barbeque	9.62 mi	(615) 683-5070	126 Review(s) 4.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	5.08 mi	(615) 237-9777	3 Review(s) 2.5
2	T N T Market	Grocery	9.31 mi	(615) 683-8600	1 Review(s) 5.0
3	Walmart Supercenter	Department Stores	9.63 mi	(615) 444-0471	23 Review(s) 2.0
4	La Tienda Hispana	Grocery	9.93 mi	(615) 444-9859	9 Review(s) 4.5
5	ALDI	Grocery	9.97 mi	(855) 955-2534	4 Review(s) 4.5
6	Gordonsville Shoprite	Grocery	10.25 mi	(615) 683-3329	1 Review(s) 1.0
7	Al's Foodland	Grocery	10.25 mi	(615) 449-8293	4 Review(s) 2.5
8	Dollar General	Discount Store	11.13 mi	(615) 547-8051	1 Review(s) 5.0
9	H. G. Hill's Grocery Store	Grocery	11.13 mi		1 Review(s) 1.0
10	Quik-N-Easy Deli & Market	Grocery	11.21 mi	(615) 735-1677	1 Review(s) 4.0
11	Walmart Supercenter	Department Stores	11.36 mi	(615) 735-2049	3 Review(s) 2.5
12	Kroger	Grocery	12.13 mi	(615) 449-4631	8 Review(s) 3.0
13	Dollar General	Discount Store	12.74 mi	(615) 965-3350	2 Review(s) 3.5
14	Publix Super Markets	Grocery	13.06 mi	(615) 444-2581	11 Review(s) 3.5
15	Piggly Wiggly	Grocery	15.9 mi	(615) 374-0600	1 Review(s) 3.0
16	Gladeville Smoke Shop	Tobacco Shops	17.28 mi	(615) 443-2226	1 Review(s) 1.0
17	Dollar General	Grocery	17.28 mi	(615) 250-3534	2 Review(s) 2.5
18	Big Rock Market	Grocery	17.35 mi	(931) 858-0967	8 Review(s) 1.5
19	Stagecoach General Store	Grocery	18.71 mi	(615) 452-0808	1 Review(s) 1.0
20	DG Market	Discount Store	18.85 mi	(615) 502-5794	1 Review(s) 5.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Gordonsville Reflexology	Reflexology	6.04 mi	(615) 517-4663	1 Review(s) 5.0
2	MidTenn Primary Care	Walk-in Clinics	8.96 mi	(615) 547-6699	1 Review(s) 5.0
3	Walmart Pharmacy	Pharmacy	9.64 mi	(615) 449-0611	1 Review(s) 1.0
4	Newman Dental Associates	General Dentistry	9.79 mi	(615) 470-8550	2 Review(s) 5.0
5	Casey J Owen, DDS	Endodontists	9.8 mi	(615) 683-6161	1 Review(s) 5.0
6	Aspen Dental	General Dentistry	9.84 mi	(615) 444-5447	3 Review(s) 1.0
7	Healthy Bones Chiropractic	Chiropractors	9.88 mi	(615) 549-8070	1 Review(s) 5.0
8	Anycare 24	Medical Centers	9.89 mi	(615) 444-2121	3 Review(s) 3.5
9	Smile Gallery	General Dentistry	10.04 mi	(615) 444-2069	6 Review(s) 3.5
10	The Massage Collection	Reflexology	10.05 mi	(615) 443-1974	1 Review(s) 5.0
11	Tennessee Family Dental - Lebanon	Cosmetic Dentists	10.2 mi	(615) 444-3185	4 Review(s) 5.0
12	Grosch Counseling Center LLC	Counseling & Mental Health	10.29 mi	(615) 444-7885	1 Review(s) 2.0
13	Gallaher John OD	Optometrists	10.34 mi	(615) 444-9111	1 Review(s) 5.0
14	Gallaher EyeCare	Optometrists	10.34 mi	(615) 444-9111	1 Review(s) 5.0
15	Wilson County Chiropractic	Chiropractors	10.61 mi	(615) 449-6700	1 Review(s) 5.0
16	Family Eye Med	Optometrists	10.63 mi	(615) 449-0541	8 Review(s) 3.5
17	STAR Physical Therapy	Physical Therapy	10.63 mi	(615) 443-4938	3 Review(s) 3.5
18	John M. Pino, OD,PhD	Optometrists	10.63 mi	(615) 449-0541	1 Review(s) 5.0
19	Troy L Long, DDS	Cosmetic Dentists	10.75 mi	(615) 444-2782	4 Review(s) 5.0
20	Flawless Reflection	Weight Loss Centers	10.76 mi	(615) 489-6949	2 Review(s) 3.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	6.84 mi		1 Review(s) 3.0
2	The Gun Room	Sporting Goods	8.69 mi	(615) 453-6030	8 Review(s) 5.0
3	The Dancing Lights Of Christmas	Kids Activities	8.71 mi		21 Review(s) 2.5
4	Wilkie's Outfitters	Rafting/Kayaking	9.86 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	9.92 mi	(804) 305-2321	1 Review(s) 5.0
6	Bloom Yoga Studio	Yoga	9.92 mi	(615) 547-8804	1 Review(s) 5.0
7	Anytime Fitness	Gyms	9.98 mi	(615) 547-4736	7 Review(s) 4.5

8	Guardian MMA Lebanon	Brazilian Jiu-jitsu	10.37 mi	(615) 506-0428	1 Review(s) 5.0
9	Jimmy Floyd Family Life Center	Fitness & Instruction	10.48 mi	(615) 453-4545	4 Review(s) 3.5
10	Pro Bowling Center	Bowling	10.55 mi	(615) 449-3898	6 Review(s) 3.5
11	Carthage Dance Studio	Dance Studios	10.57 mi	(615) 969-0547	1 Review(s) 5.0
12	Don Fox Park	Parks	11.17 mi	(615) 449-0303	11 Review(s) 3.5
13	David Deaton Karate Studios	Martial Arts	11.28 mi	(615) 547-1754	4 Review(s) 5.0
14	Planet Fitness	Gyms	11.34 mi	(615) 994-6905	3 Review(s) 3.5
15	Julia's Body Shop	Trainers	11.95 mi	(615) 828-5385	2 Review(s) 5.0
16	Premier Martial Arts	Martial Arts	12.34 mi	(615) 443-4783	1 Review(s) 5.0
17	Pro Pools	Swimming Pools	12.39 mi	(888) 352-7582	20 Review(s) 1.5
18	World Classic Martial Arts	Martial Arts	12.83 mi	(615) 547-9606	1 Review(s) 5.0
19	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	12.94 mi	(615) 444-9797	5 Review(s) 4.5
20	Cedars Of Lebanon State Park	Parks	12.95 mi	(615) 443-2769	41 Review(s) 4.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	4.54 mi	(615) 444-7742	1 Review(s) 4.0
2	Dainty Darlin	Accessories	4.91 mi	(615) 604-6897	1 Review(s) 5.0
3	Thornton Metals Studio	Jewelry	5.01 mi	(615) 934-2771	1 Review(s) 5.0
4	Dollar General Store	Fashion	5.25 mi	(615) 237-0222	1 Review(s) 3.0
5	Country Store Quilt Shop	Fabric Stores	5.99 mi	(615) 444-4228	1 Review(s) 4.0
6	Nana's Plant Farm	Nurseries & Gardening	7.57 mi	(615) 444-8733	3 Review(s) 4.5
7	The Gun Room	Sporting Goods	8.69 mi	(615) 453-6030	8 Review(s) 5.0
8	Lebanon Distributing	Building Supplies	9.06 mi	(615) 444-7060	1 Review(s) 5.0
9	The Tobacco Shoppe	Tobacco Shops	9.07 mi	(615) 449-2982	1 Review(s) 5.0
10	Ferguson Plumbing	Kitchen & Bath	9.22 mi	(615) 444-2111	1 Review(s) 5.0
11	Gordonsville Drugs	Drugstores	9.62 mi	(615) 683-4400	1 Review(s) 5.0
12	Walmart Supercenter	Department Stores	9.63 mi	(615) 444-0471	23 Review(s) 2.0
13	Burkes Outlet	Cosmetics & Beauty Supply	9.64 mi	(615) 453-5680	2 Review(s) 4.5
14	Sunshine Flowers & Gifts	Florists	9.64 mi	(615) 444-4038	6 Review(s) 2.5
15	Walmart Vision Center	Department Stores	9.64 mi	(615) 444-0471	1 Review(s) 1.0
16	Walmart Vision & Glasses	Eyewear & Opticians	9.64 mi	(615) 444-7622	1 Review(s) 5.0
17	The Vape Place	Vape Shops	9.65 mi	(615) 489-1199	1 Review(s) 5.0
18	Sally Beauty Supply	Cosmetics & Beauty Supply	9.67 mi	(615) 443-3183	2 Review(s) 1.0
19	Cato	Women's Clothing	9.68 mi	(615) 444-5987	2 Review(s) 2.5
20	Dollar Tree	Discount Store	9.7 mi	(615) 443-1849	1 Review(s) 1.0