

800 N McKee Rd
Watertown, TN 37184

SOLD!

Auction
09/03/2022 10:00 am



Listed By (Agent):

Clay Sanders

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ABSOLUTE AUCTION

SATURDAY SEPTEMBER 3, 2022 @ 10am

**LOCATION 800 NORTH McKEE ROAD •
WATERTOWN TN 37184**

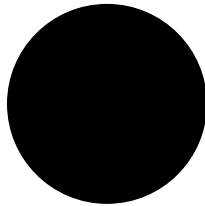
DIRECTIONS:

From I-40 at Exit 245, head south on Bobo Road to stop sign, turn left onto Bluebird Road, 4 miles, turn right onto South Commerce Road, .4 mile, turn left onto North McKee Road, .9 mile, property on right. Watch for signs!!

178 +/- PRIME ACRES

SELLING IN 2 TRACTS

LARGE CREEK • ABUNDANT WILDLIFE



Rare Opportunity to Own Large Tracts!

178 +/- Prime Acres Selling in 2 Tracts

Homestead Paradise with Round Lick Creek Bordering the Property & Runs thru the Property

Look for Creek Bottoms, Fishing & Watering Holes for Livestock

You will Enjoy Farming the Mostly Open Pasture Land and Rolling Fields - some with Scattered Trees and a balance of Mature Woods

Livestock will Enjoy Roaming Free & Round Lick Creek

Enjoy the Abundant Wildlife, Excellent Opportunity to Hunt and the Opportunity to Build Your Dream Home!

The Possibilities are Endless! Country Living only minutes from I-40.

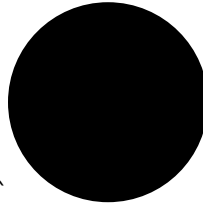
Tract 1:

90.64 Acres. Several beautiful home sites with room for cattle, horses and ATV riding. Room to Roam with 24'x40' Quonset Hut and 54'x36' Open Shed.

Tract 2:

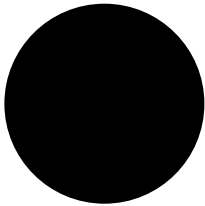
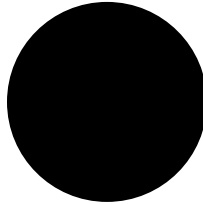
88.35 Acres. Several beautiful home sites with room for cattle, horses and ATV riding. Room to Roam. Well Water.

Utility Water • Septic Approved • Greenbelt Eligible



<https://youtu.be/zrYIt5doi2w>

UTILITY WATER • SOILS TESTED • GREENBELT ELIGIBLE



**Call Clay Sanders 615.504.3568 or
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

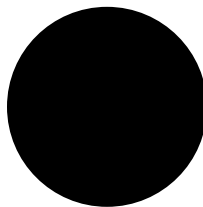
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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!

Auction Date	2022-09-03
Buyer's Agent Comp.	Call for Details
Address Street	800 N McKee Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday September 3, 2022 @ 10am 178+ Prime Acres Selling at Absolute Auction 800 N McKee Rd • Watertown TN
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	no



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	Depot Restaurant	Pop-Up Restaurants	4.9 mi	(615) 237-3976	2 Review(s) 5.0
2	Hillbilly Shack Delights	Food Trucks	5.01 mi	(615) 708-7985	1 Review(s) 5.0
3	Mi Ranchito	Mexican	5.08 mi	(615) 237-0400	16 Review(s) 4.0
4	Depot Junction Cafe	American (Traditional)	5.11 mi	(615) 237-3976	21 Review(s) 2.5
5	Subway	Sandwiches	5.51 mi	(615) 237-3163	4 Review(s) 5.0
6	Aj's Bar & Grill	Bars	6.12 mi	(615) 547-4800	3 Review(s) 4.5
7	Alexandria Coffee	Coffee & Tea	6.95 mi	(615) 490-1727	1 Review(s) 5.0
8	Alexandria Pizza And Steaks	Pizza	7.7 mi	(615) 529-2881	6 Review(s) 3.5
9	El Corral Mexican Restaurant	Mexican	7.82 mi	(615) 683-8877	30 Review(s) 4.0
10	Bellacino's Pizza and Grinders	Pizza	8.07 mi	(615) 683-4000	24 Review(s) 4.0
11	Wendy's	Fast Food	8.1 mi	(615) 683-3421	10 Review(s) 3.5
12	Arbys	Fast Food	8.12 mi	(615) 683-3444	7 Review(s) 2.5

13	Timberloft House of BBQ	Barbeque	8.14 mi	(615) 683-5070	133 Review(s) 4.5
14	KFC	Fast Food	8.17 mi	(615) 683-1050	5 Review(s) 3.0
15	Cornerstone Cafe	Cafes	8.18 mi	(615) 683-8211	5 Review(s) 4.0
16	BB's Bistro	Bakeries	8.18 mi	(615) 683-8211	3 Review(s) 4.5
17	Waffle House	Diners	8.18 mi	(615) 683-8615	10 Review(s) 3.5
18	McDonald's	Coffee & Tea	8.21 mi	(615) 683-1000	24 Review(s) 2.5
19	Taco Bell	Mexican	8.22 mi	(615) 683-1050	5 Review(s) 2.5
20	Jalisco Mexican Restaurant	Mexican	9.71 mi	(615) 449-2299	17 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	5.21 mi	(615) 237-9777	3 Review(s) 2.5
2	T N T Market	Grocery	7.9 mi	(615) 683-8600	1 Review(s) 5.0
3	Gordonsville Shoprite	Grocery	8.74 mi	(615) 683-3329	1 Review(s) 1.0
4	Walmart Supercenter	Department Stores	10.2 mi	(615) 735-2049	4 Review(s) 2.0
5	Quik-N-Easy Deli & Market	Grocery	10.2 mi	(615) 735-1677	1 Review(s) 4.0
6	Walmart Supercenter	Department Stores	11.18 mi	(615) 444-0471	27 Review(s) 1.5
7	La Tienda Hispana	Grocery	11.48 mi	(615) 444-9859	9 Review(s) 4.5
8	ALDI	Grocery	11.52 mi	(855) 955-2534	6 Review(s) 4.5
9	Al's Foodland	Grocery	11.79 mi	(615) 449-8293	4 Review(s) 2.5
10	Dollar General	Discount Store	12.54 mi	(615) 547-8051	1 Review(s) 5.0
11	H. G. Hill's Grocery Store	Grocery	12.54 mi		1 Review(s) 1.0
12	Kroger	Grocery	13.69 mi	(615) 449-4631	9 Review(s) 3.0
13	Dollar General	Discount Store	14.07 mi	(615) 965-3350	2 Review(s) 3.5
14	Publix Super Markets	Grocery	14.61 mi	(615) 444-2581	17 Review(s) 3.5
15	Big Rock Market	Grocery	15.8 mi	(931) 858-0967	10 Review(s) 2.0
16	Piggly Wiggly	Grocery	16.5 mi	(615) 374-0600	1 Review(s) 3.0
17	Kroger	Grocery	17.59 mi	(615) 883-4259	1 Review(s) 1.0
18	Gladeville Smoke Shop	Tobacco Shops	18.7 mi	(615) 443-2226	1 Review(s) 1.0
19	Dollar General	Grocery	18.7 mi	(615) 250-3534	2 Review(s) 2.5
20	Stagecoach General Store	Grocery	19.85 mi	(615) 452-0808	1 Review(s) 1.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Gordonsville Reflexology	Reflexology	4.54 mi	(615) 517-4663	1 Review(s) 5.0
2	Angela Moss MD - Gordonsville Clinic	Family Practice	8.11 mi	(615) 683-1070	1 Review(s) 1.0
3	Casey J Owen, DDS	Endodontists	8.29 mi	(615) 683-6161	1 Review(s) 5.0
4	Carthage Family Chiropractic	Chiropractors	10.2 mi	(615) 735-9336	1 Review(s) 5.0
5	Fast Pace Health Urgent Care - Carthage	Urgent Care	10.42 mi	(615) 486-6178	2 Review(s) 1.0
6	Jon A Long, DDS	General Dentistry	10.42 mi	(615) 735-0808	3 Review(s) 5.0
7	Carthage Family Wellness	Family Practice	10.45 mi	(615) 735-0700	1 Review(s) 5.0
8	Riverview Regional Medical Center	Medical Centers	10.45 mi	(615) 735-1560	1 Review(s) 2.0
9	Smith County Medical Group L L C	Doctors	10.49 mi	(615) 735-1560	1 Review(s) 1.0
10	MidTenn Primary Care	Walk-in Clinics	10.52 mi	(615) 547-6699	1 Review(s) 5.0
11	Psychiatric Center At McFarland Hospital	Hospitals	10.94 mi	(615) 444-2363	1 Review(s) 1.0
12	Walmart Pharmacy	Pharmacy	11.19 mi	(615) 449-0611	1 Review(s) 1.0
13	Newman Dental Associates	General Dentistry	11.34 mi	(615) 470-8550	2 Review(s) 5.0
14	Aspen Dental	General Dentistry	11.4 mi	(855) 998-0928	4 Review(s) 1.0
15	Healthy Bones Chiropractic	Chiropractors	11.43 mi	(615) 549-8070	2 Review(s) 5.0
16	Anycare 24	Medical Centers	11.44 mi	(615) 444-2121	3 Review(s) 3.5
17	Smile Gallery	General Dentistry	11.59 mi	(615) 444-2069	7 Review(s) 4.0
18	The Massage Collection	Reflexology	11.6 mi	(615) 443-1974	1 Review(s) 5.0
19	Tennessee Family Dental - Lebanon	Cosmetic Dentists	11.76 mi	(615) 444-3185	4 Review(s) 5.0
20	Grosch Counseling Center LLC	Counseling & Mental Health	11.85 mi	(615) 444-7885	1 Review(s) 2.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellers State Farm Archaeological Area	Parks	8.35 mi		1 Review(s) 3.0
2	Crump Paris Park	Parks	9.08 mi	(615) 735-3060	1 Review(s) 3.0
3	Carthage Dance Studio	Dance Studios	9.4 mi	(615) 969-0547	1 Review(s) 5.0
4	The Gun Room	Sporting Goods	10.24 mi	(615) 453-6030	8 Review(s) 5.0

5	The Dancing Lights Of Christmas	Kids Activities	10.26 mi		21 Review(s) 3.0
6	Wilkie's Outfitters	Rafting/Kayaking	11.41 mi	(615) 784-4179	1 Review(s) 5.0
7	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	11.47 mi	(804) 305-2321	1 Review(s) 5.0
8	Bloom Yoga Studio	Yoga	11.47 mi	(615) 348-7898	1 Review(s) 5.0
9	Anytime Fitness	Gyms	11.51 mi	(615) 547-4736	8 Review(s) 4.5
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	11.92 mi	(615) 506-0428	1 Review(s) 5.0
11	Jimmy Floyd Family Life Center	Fitness & Instruction	12.02 mi	(615) 453-4545	5 Review(s) 3.0
12	Pro Bowling Center	Bowling	12.1 mi	(615) 449-3898	8 Review(s) 3.5
13	Wilson United Soccer Club	Amateur Sports Teams	12.25 mi		1 Review(s) 5.0
14	AJ's Adventures	tubing	12.34 mi	(888) 529-4329	5 Review(s) 1.0
15	Don Fox Park	Parks	12.72 mi	(615) 449-0303	10 Review(s) 3.5
16	David Deaton Karate Studios	Martial Arts	12.83 mi	(615) 547-1754	5 Review(s) 5.0
17	Planet Fitness	Gyms	12.89 mi	(615) 994-6905	3 Review(s) 3.5
18	Julia's Body Shop	Trainers	13.5 mi	(615) 828-5385	2 Review(s) 5.0
19	Premier Martial Arts	Martial Arts	13.89 mi	(615) 443-4783	1 Review(s) 5.0
20	Pro Pools	Swimming Pools	13.94 mi	(888) 352-7582	22 Review(s) 1.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	J. Alexander Home	Home Decor	5.05 mi	(615) 697-3755	1 Review(s) 5.0
2	Dainty Darlin	Accessories	5.08 mi	(615) 604-6897	1 Review(s) 5.0
3	Thornton Metals Studio	Jewelry	5.17 mi	(615) 934-2771	1 Review(s) 5.0
4	Dollar General Store	Fashion	5.51 mi	(615) 237-0222	1 Review(s) 3.0
5	Pratt Orchard and Garden Center	Nurseries & Gardening	6.06 mi	(615) 444-7742	1 Review(s) 4.0
6	Country Store Quilt Shop	Fabric Stores	7.25 mi	(615) 444-4228	1 Review(s) 4.0
7	Gordonsville Drugs	Drugstores	8.12 mi	(615) 683-4400	1 Review(s) 5.0
8	Nana's Plant Farm	Nurseries & Gardening	9.09 mi	(615) 444-8733	3 Review(s) 4.5
9	Spar Gas	Appliances & Repair	9.39 mi	(615) 451-1937	1 Review(s) 5.0
10	D T McCall & Sons	Appliances	9.78 mi	(615) 735-0165	21 Review(s) 2.5
11	Samstag Sales	Building Supplies	9.8 mi	(615) 735-3388	1 Review(s) 1.0
12	All Things Engraved	Gift Shops	9.84 mi	(615) 778-1481	10 Review(s) 4.5
13	#holly's	Accessories	9.9 mi	(615) 486-7467	1 Review(s) 5.0
14	Carthage Ace Hardware	Hardware Stores	10.07 mi	(615) 588-1900	2 Review(s) 3.0
15	Tractor Supply	Home & Garden	10.15 mi	(615) 735-2684	1 Review(s) 4.0
16	Walmart Supercenter	Department Stores	10.2 mi	(615) 735-2049	4 Review(s) 2.0
17	Smith County Drug Center	Drugstores	10.21 mi	(615) 735-2223	1 Review(s) 5.0
18	Southern Greek Brotique	Men's Clothing	10.21 mi	(615) 489-6361	1 Review(s) 5.0
19	The Gun Room	Sporting Goods	10.24 mi	(615) 453-6030	8 Review(s) 5.0
20	Carthage Flowers & Gifts	Florists	10.27 mi	(615) 735-1994	1 Review(s) 5.0