

4090 Browning Branch Rd
Bethpage, TN 37022

SOLD!

Auction
04/15/2023 10:00 am



Listed By (Agent):

Hayden White

Phone (Office): 615-444-0909

Phone (Cell): 615-587-1152

Email: jhwhite@realtracs.com

Website: <http://haydenwhiterealtor.com/>



ABSOLUTE AUCTION

SATURDAY APRIL 15, 2023 @ 10am

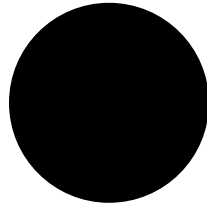
**LOCATED 4090 BROWNING BRANCH RD •
BETHPAGE, TN 37022**

DIRECTIONS:

From Historic Lebanon Square, travel North on North Cumberland/231-N 14.4 miles, turn right on Templow Road, 2.3 miles, turn left onto Browning Branch Road, . mile. Watch for signs!!!

**47+/- BEAUTIFUL ACRES • 4 ACREAGE TRACTS
RENOVATED 3 BEDROOM • 2.5 BATH BRICK HOME**

**TRACTS RANGING IN SIZE FROM 5.01 TO 20.72 ACRES
UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED**



Truly Private Serene Country Living

47+/- Acres, carefully surveyed and divided into 4 Acreage Tracts

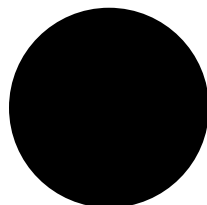
All tracts front Browning Branch Rd, have utility water

Soils tested for septic system (details sale date)

No mobile or modular homes

Land lays level to rolling, open pasture and some wooded areas

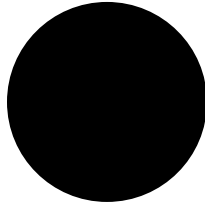
Excellent Building Sites!



All Tracts -

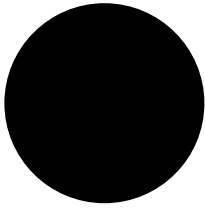
- ✓ Front Browning Branch Rd
- ✓ Have Utility Water Available
- ✓ Soils Tested and Septic Approve
- ✓ Excellent Building Sites

- ✓i,□ Level to Gently Rolling Acreage
- ✓i,□ Large Open Areas
- ✓i,□ Serene Environment
- ✓i,□ Mature Trees
- ✓i,□ Scenic Views



Tract 1:

20.73 +/- Acres Partially Wooded with Pond and Pasture



Tract 2:

11.00 +/- Acres Partially Wooded with Pond and Pasture

Tract 3:

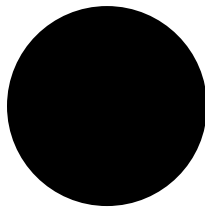
5.01 +/- Acres Improved with Newly Renovated Brick Home. 3 Bedrooms, 2.5 Baths, Kitchen with Granite Countertops, Stainless Steel Frigidaire Appliances, Custom Cabinetry, Wood Burning Fireplace, Hardwood Floors throughout top floor, Owners Suite is improved with Handicap Accessible Bathroom, Fully Finished Walk-out Basement with Tile Floor, Plenty of Storage, Sun Room, Backyard Entertainment Patio, Detached Garage.

Tract 4:

10.55 +/- Acres Partially Wooded with Rolling Pasture

***OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE***

**Contact Hayden White 615.587.1152
for Further Information**



**Contact Hayden White 615.587.1152
for Further Information**

Angie Langford and Pam Gregory, Owners

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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.

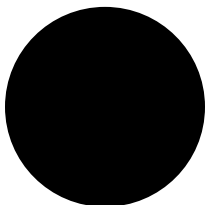
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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	2023-04-15
Buyer's Agent Comp.	Call for Details
Address Street	4090 Browning Branch Rd
Address City	Bethpage
Address State	TN
Address Zipcode	37022
County	Trousdale
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday April 15, 2023 @ 10am 4090 Browning Branch Rd • Bethpage TN 47+/- Beautiful Acres • 4 Acreage Tracts Renovated 3 Bedroom • 2.5 Bath Brick Home
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday April 15, 2023 10:00 AM
4090 BROWNING BRANCH ROAD, BETHPAGE, TN
47+/- BEAUTIFUL ACRES SELLING IN 4 ACREAGE TRACTS RENOVATED 3 BEDROOM 2.5 BATH BRICK HOME



TRULY PRIVATE SERENE COUNTRY LIVING

Tract 1, 2073 +/- Acres Partially Wooded with Pond and Pasture
Tract 2, 1020 +/- Acres Partially Wooded with Pond and Pasture
Tract 3, 520 +/- Acres Improved with Newly Renovated Brick Home, 3 Bedrooms, 2.5 Baths, Kitchen with Granite Countertops, Stainless Steel Refrigerator Appliances, Custom Cabinetry, Wood Burning Fireplace, Hardwood Floors throughout top floor, Owners Suite is improved with Handicap Accessible Bathroom Fully Finished Walk-out Basement with Tile Floor, Plenty of Storage, Sun Room, Backyard Entertainment Patio, Detached Garage.
Tract 4, 1020 +/- Acres Partially Wooded with Rolling Pasture
Call Hayden White at 615-687-1832 For Further Information
Angie Langford and Pam Gregory, Owners

AGEE & JOHNSON REALTY AND AUCTION, INC.
615.444.0909
www.AgeeAndJohnson.com



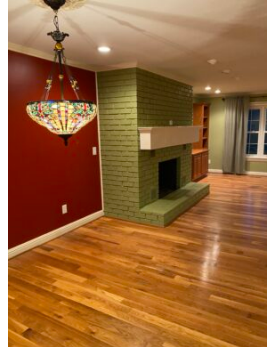
ABSOLUTE AUCTION Saturday April 15, 2023 10:00 AM
4090 BROWNING BRANCH ROAD, BETHPAGE, TN
47+/- BEAUTIFUL ACRES SELLING IN 4 ACREAGE TRACTS RENOVATED 3 BEDROOM 2.5 BATH BRICK HOME



TRULY PRIVATE SERENE COUNTRY LIVING

Tract 1, 2073 +/- Acres Partially Wooded with Pond and Pasture
Tract 2, 1020 +/- Acres Partially Wooded with Pond and Pasture
Tract 3, 520 +/- Acres Improved with Newly Renovated Brick Home, 3 Bedrooms, 2.5 Baths, Kitchen with Granite Countertops, Stainless Steel Refrigerator Appliances, Custom Cabinetry, Wood Burning Fireplace, Hardwood Floors throughout top floor, Owners Suite is improved with Handicap Accessible Bathroom Fully Finished Walk-out Basement with Tile Floor, Plenty of Storage, Sun Room, Backyard Entertainment Patio, Detached Garage.
Tract 4, 1020 +/- Acres Partially Wooded with Rolling Pasture
Call Hayden White at 615-687-1832 For Further Information
Angie Langford and Pam Gregory, Owners

AGEE & JOHNSON REALTY AND AUCTION, INC.
615.444.0909
www.AgeeAndJohnson.com





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	Keller's Restaurant	Restaurants	3.94 mi	(615) 374-4719	16 Review(s) 3.5
2	The Cove Restaurant	Desserts	4.88 mi	(615) 374-1610	3 Review(s) 5.0
3	Corner Cafe	Restaurants	5.07 mi	(615) 644-4551	0 N/A
4	Kenny's Korner	Pizza	5.07 mi	(615) 644-3983	0 N/A
5	Corner Cafe-Fax Line	Restaurants	5.07 mi	(615) 644-2720	0 N/A
6	Creasy's 66 & Auto Service	Gas Stations	5.07 mi	(615) 644-2021	0 N/A
7	Plain Jane's Italian Cuisine	Italian	5.22 mi	(615) 374-6969	1 Review(s) 5.0
8	Pig Pen Barbeque	Barbeque	5.22 mi	(615) 374-9100	24 Review(s) 4.0
9	The Mexican Grilled Cheese	Mexican	5.32 mi	(615) 680-3166	3 Review(s) 3.0
10	Sonic Drive-In	Burgers	5.33 mi	(615) 374-2776	4 Review(s) 2.0
11	McDonald's	Fast Food	5.39 mi	(615) 374-0200	2 Review(s) 1.0
12	China Buffet	Chinese	5.42 mi	(615) 374-3833	4 Review(s) 4.0
13	Subway	Sandwiches	5.42 mi	(615) 374-0259	3 Review(s) 2.5
14	Bubba's Market	Convenience Stores	5.43 mi	(615) 374-0307	0 N/A
15	Southern Restaurant	Restaurants	5.44 mi	(615) 680-3172	0 N/A
16	Village Pizza	Pizza	5.48 mi	(615) 374-2207	7 Review(s) 4.0
17	Dillehays Cafe	Restaurants	5.54 mi	(615) 374-2069	2 Review(s) 5.0
18	L & T Early Bird Cafe	Breakfast & Brunch	5.55 mi	(615) 374-5055	5 Review(s) 3.5
19	Farmers Harvest	Fruits & Veggies	5.56 mi	(615) 374-7991	9 Review(s) 4.0
20	Hartsville Taco Co	Mexican	5.6 mi	(615) 680-8003	26 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Stagecoach General Store	Grocery	4.85 mi	(615) 452-0808	1 Review(s) 1.0
2	DG Market	Discount Store	4.94 mi	(615) 502-5794	1 Review(s) 5.0
3	DG Market	Grocery	4.96 mi	(615) 502-5794	0 N/A
4	Bethpage Store	Grocery	5.07 mi	(615) 841-3504	0 N/A
5	Dollar General	Grocery	5.25 mi	(615) 802-0085	0 N/A
6	Dollar General	Grocery	5.41 mi	(615) 374-7548	0 N/A
7	Hartsville Foodland	Grocery	5.42 mi	(615) 374-2774	0 N/A
8	Hartsville Foodland	Grocery	5.42 mi	(615) 374-2774	0 N/A

9	Piggly Wiggly	Grocery	5.5 mi	(615) 374-0600	1 Review(s) 3.0
10	Roddy's Minit Mart	Grocery	5.62 mi	(615) 374-2471	0 N/A
11	Roddy's Market	Grocery	5.75 mi	(615) 374-3571	0 N/A
12	Bargain Center	Grocery	5.75 mi	(615) 374-9486	0 N/A
13	Rockbridge Market	Grocery	6.52 mi	(615) 230-1582	0 N/A
14	Fann's Market Sideview	Grocery	6.82 mi	(615) 451-3734	0 N/A
15	Peggy's Market	Grocery	6.95 mi	(615) 644-4613	0 N/A
16	Dollar General	Grocery	6.95 mi	(615) 991-2302	0 N/A
17	Galloway Farms	Specialty Food	7.54 mi	(615) 230-3119	3 Review(s) 5.0
18	Dollar General	Grocery	7.7 mi	(615) 649-6492	0 N/A
19	Mike's Foodland	Grocery	7.76 mi	(615) 644-2291	4 Review(s) 4.0
20	Price Less Foods	Grocery	7.95 mi	(615) 644-3245	1 Review(s) 2.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Fit Farm at Rock Springs	Weight Loss Centers	3.24 mi	(615) 654-6818	7 Review(s) 4.5
2	Rock Springs Retreat Center	Weight Loss Centers	3.24 mi	(615) 667-8055	0 N/A
3	Carey Jack W Jr MD	Doctors	3.36 mi	(615) 374-2610	0 N/A
4	Trousdale Senior Living Center	Assisted Living Facilities	4.48 mi	(615) 374-9771	0 N/A
5	On the Verge Health and Fitness Coaching	Fitness & Instruction	4.65 mi	(615) 440-7666	0 N/A
6	Lice All Clear	Lice Services	4.94 mi	(615) 739-0250	0 N/A
7	Graves Thomas L OD	Eyewear & Opticians	5.35 mi	(615) 323-7331	0 N/A
8	Hartsville Eye Care	Optometrists	5.37 mi	(615) 374-2296	0 N/A
9	Judd Matt OD	Eyewear & Opticians	5.37 mi	(615) 374-2296	0 N/A
10	Hartsville Dental Care	Endodontists	5.41 mi	(615) 374-9181	2 Review(s) 3.0
11	Reed Floyd MD	Family Practice	5.44 mi	(615) 374-9275	0 N/A
12	Carey Jack W Jr MD	Doctors	5.46 mi	(615) 374-2101	0 N/A
13	Zion Wellness and Medical	Internal Medicine	5.56 mi	(615) 374-4700	0 N/A
14	Leah K. Brown, IBCLC	Lactation Services	5.56 mi	(855) 905-2229	0 N/A
15	Sinquefield Jere DDS	Oral Surgeons	5.59 mi	(615) 374-2978	0 N/A
16	Samson Bien MD	Doctors	5.63 mi	(615) 374-4476	0 N/A
17	Trubia Joseph Dr	Doctors	5.63 mi	(615) 374-0484	0 N/A
18	Trousdale Medical Center	Hospitals	5.63 mi	(615) 374-2221	0 N/A
19	Reed Floyd MD	Doctors	5.64 mi	(615) 374-3971	0 N/A
20	Lyles William D Jr MD & Associates	Doctors	5.68 mi	(615) 374-0703	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Fit Farm at Rock Springs	Weight Loss Centers	3.24 mi	(615) 654-6818	7 Review(s) 4.5
2	On the Verge Health and Fitness Coaching	Fitness & Instruction	4.65 mi	(615) 440-7666	0 N/A
3	Trousdale County of	Swimming Pools	5.82 mi	(615) 374-1129	0 N/A
4	Castalian Equestrian Center	Horseback Riding	6.32 mi	(615) 374-8153	0 N/A
5	Nashville Kayak Lessons	Rafting/Kayaking	7.21 mi	(615) 461-0711	3 Review(s) 5.0
6	Bledsoe Creek State Park	Parks	7.66 mi	(615) 452-3706	21 Review(s) 4.0
7	Kaleo Skate Park	Skate Parks	7.92 mi		1 Review(s) 3.0
8	FiTHiT Strength & Conditioning	Trainers	9.77 mi	(615) 626-5202	0 N/A
9	Lynx Kayak Rental	Rafting/Kayaking	10.07 mi	(615) 712-1110	0 N/A
10	Triple Creek Park	Parks	10.44 mi	(615) 451-5911	0 N/A
11	Smilin DanI Professional Guide Service	Fishing	11.04 mi	(615) 476-7214	0 N/A
12	Excel Aquatics	Swimming Pools	11.15 mi	(615) 826-3943	1 Review(s) 4.0
13	Gallatin Leisure Services	Recreation Centers	11.18 mi	(615) 451-5911	0 N/A
14	Kicks Swim Academy	Swimming Lessons/Schools	11.18 mi	(615) 938-0483	0 N/A
15	IndigoFit	Weight Loss Centers	11.19 mi		0 N/A
16	FY2 Fitness	Interval Training Gyms	11.22 mi	(615) 480-2873	0 N/A
17	Impact Martial Arts	Karate	11.38 mi	(615) 461-8014	1 Review(s) 5.0
18	Sumner Regional Wellness Center	Gyms	11.64 mi	(615) 452-0619	0 N/A
19	Macon County Golf Course Club House	Golf	11.74 mi	(615) 666-3005	1 Review(s) 1.0
20	Gallatin Pay Lake	Lakes	11.76 mi	(615) 230-0456	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
---	------	------	----------	-------	--------

1	Crossroads Storage & Gifts	Self Storage	3.77 mi	(615) 374-8671	0	N/A
2	U-Haul Neighborhood Dealer	Truck Rental	3.77 mi	(615) 374-7872	0	N/A
3	Shadow Warrior Military Surplus - The Military Store	Military Surplus	3.85 mi	(615) 374-4229	0	N/A
4	Bearclaw Knives	Local Services	4.71 mi	(281) 838-0480	0	N/A
5	U-Haul Neighborhood Dealer	Truck Rental	4.72 mi	(615) 374-7946	0	N/A
6	DG Market	Discount Store	4.94 mi	(615) 502-5794	1	Review(s) 5.0
7	DG Market	Grocery	4.96 mi	(615) 502-5794	0	N/A
8	Penny Lane Beauty Shop	Cosmetics & Beauty Supply	5.07 mi	(615) 841-3454	0	N/A
9	Westmoreland Video & Tan	Videos & Video Game Rental	5.07 mi		0	N/A
10	Mean Gene's Pizza	Videos & Video Game Rental	5.07 mi	(615) 644-3700	0	N/A
11	Family Dollar Store	Discount Store	5.07 mi	(615) 206-7412	0	N/A
12	Bransford Portable Structures	Sheds & Outdoor Storage	5.07 mi	(615) 359-0645	0	N/A
13	Crown Castle USA	Mobile Phones	5.12 mi	(502) 538-9841	0	N/A
14	G & L Garden Center	Gift Shops	5.23 mi	(615) 374-2331	1	Review(s) 1.0
15	Dollar General	Grocery	5.25 mi	(615) 802-0085	0	N/A
16	Graves Thomas L OD	Eyewear & Opticians	5.35 mi	(615) 323-7331	0	N/A
17	Hartsville Eye Care	Optometrists	5.37 mi	(615) 374-2296	0	N/A
18	Judd Matt OD	Eyewear & Opticians	5.37 mi	(615) 374-2296	0	N/A
19	Heath Furniture & Appliance	Appliances	5.41 mi	(615) 374-3222	0	N/A
20	Dollar General	Grocery	5.41 mi	(615) 374-7548	0	N/A