

12175 Sparta Pike
Watertown, TN 37184

SOLD!

Auction
11/11/2023 10:00 am



Listed By (Agent):

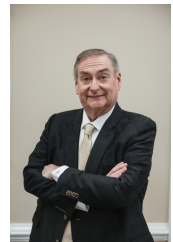
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

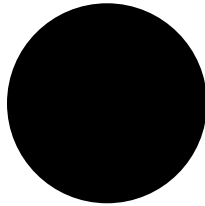
SATURDAY NOVEMBER 11, 2023

**LOCATION 12175 SPARTA PIKE • WATERTOWN TN
37184**

DIRECTIONS:

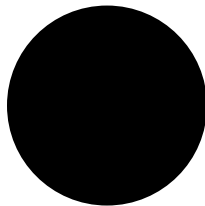
From I-40 take Exit-239 US-70 E/Sparta Pike toward Watertown, travel 14 miles. Watch for signs!!!

7 ACRES • EXECUTIVE HOME 4 BEDROOMS • 3 BATHS



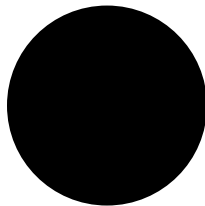
Attention Investors and Homebuyers!

Don't miss the opportunity to own a stunning 7 Acre property with a Beautiful Brick Home
This Spacious and Well Maintained Home features 4000+ sq ft of Single Level Living
4 Bedrooms, 3 Full Baths, Custom Cabinetry, Gas Log Fireplace and much more
Large Owners Suite featuring Jacuzzi Tub, Walk In Shower and His & Her Vanity



Oversized Rec Room plus Office/Craft Room off Garage

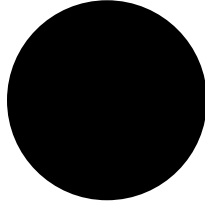
The expansive 7 Acre lot provides ample space for outdoor activities, gardening, and more
Imagine enjoying the serene surroundings, with plenty of room for privacy and relaxation





<https://youtu.be/uq9lwtDMTys>

Attention Realtors!
1% Broker Participation
Real Estate Agents Must Register 24 Hours In Advance
Attend Auction With Perspective Buyers
Call Auctioneer For Details
Call Jay White at 615-444-0909 or 615-308-4421
For Further Information



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Estate of Charles and Betty Barrett

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; 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

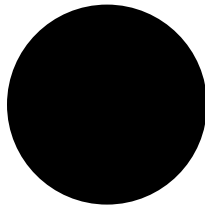
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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

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	2023-11-11
Buyer's Agent Comp.	Call for Details
Address Street	12175 Sparta Pike
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday November 11, 2023 @ 10am Executive Home • 4 Bedroom • 3 Bath • 7 Acres 12175 Sparta Pike • Watertown TN
Auction Time Start	10:00 am
Auction Type	absolute
Branded Virtual Tour Link	http://listings.real3dspace.com/sites/12175-sparta-pike-watertown-tn-37184-6594070/branded
Is Home	yes

ABSOLUTE AUCTION Saturday November 11, 2023 10:00 AM
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7 ACRES - EXECUTIVE HOME
4 BEDROOMS - 3 BATHS



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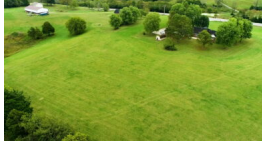
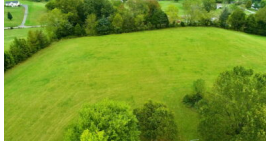
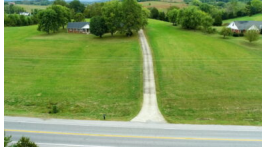
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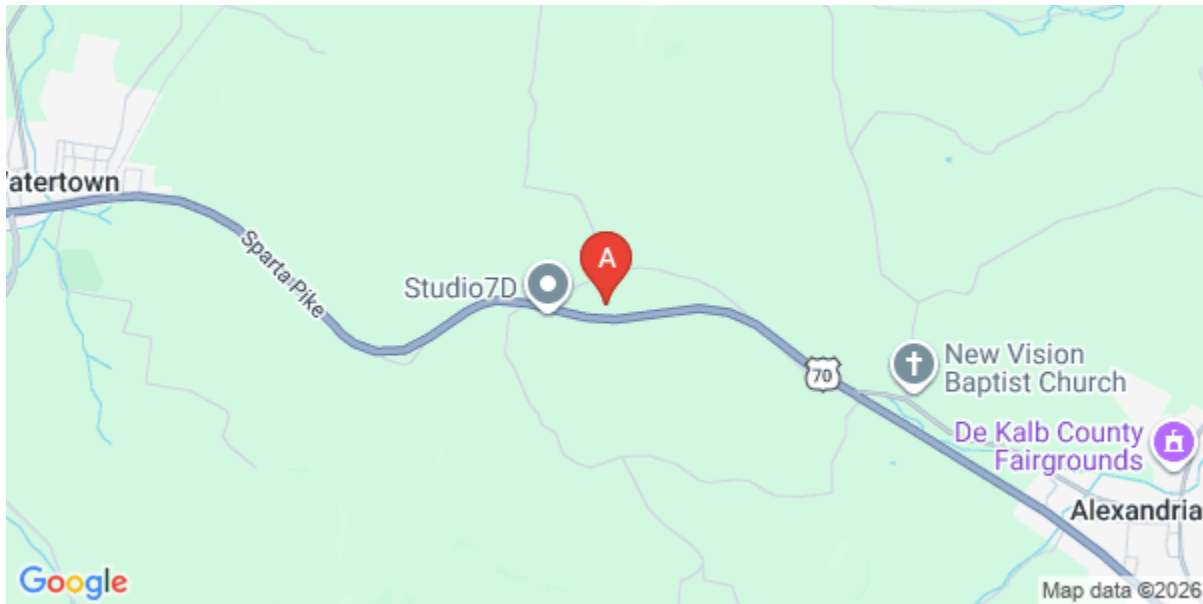
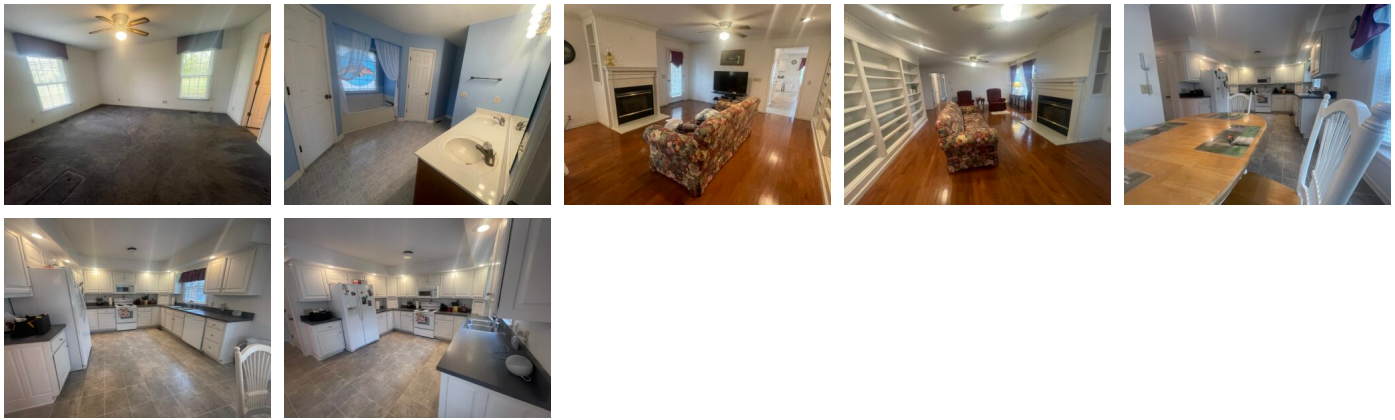
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Local & Nearby Area Resources / Businesses

- 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	2.34 mi	(615) 237-3976	3 Review(s) 4.0
2	Sparta Greek Grill	Greek	2.4 mi	(615) 697-2045	1 Review(s) 4.0
3	Mi Ranchito	Mexican	2.89 mi	(615) 237-0400	16 Review(s) 4.0
4	Casa Amigos	Mexican	2.89 mi	(615) 237-0400	1 Review(s) 5.0
5	Depot Junction Cafe	American (Traditional)	2.92 mi	(615) 237-3976	26 Review(s) 2.5
6	Subway	Fast Food	3.33 mi	(615) 237-3163	5 Review(s) 4.0
7	Alexandria Pizza And Steaks	Pizza	3.41 mi	(615) 529-2881	9 Review(s) 3.5
8	Statesville Market	Breakfast & Brunch	5.41 mi	(615) 286-1515	3 Review(s) 5.0
9	Cloverleaf Restaurant	American (New)	8.22 mi	(615) 536-5534	12 Review(s) 4.5
10	Hillbilly Shack Delights	Food Trucks	8.94 mi	(615) 708-7985	3 Review(s) 4.5
11	BB's Bistro	Bakeries	9.43 mi	(615) 683-8211	12 Review(s) 5.0
12	Wendy's	Fast Food	9.53 mi	(615) 683-3421	16 Review(s) 3.0
13	Bellacino's Pizza And Grinders	Pizza	9.54 mi	(615) 683-4000	26 Review(s) 4.0
14	Arbys	Fast Food	9.57 mi	(615) 683-3444	10 Review(s) 2.0
15	KFC	Fast Food	9.6 mi	(615) 683-1050	5 Review(s) 3.0
16	McDonald's	Coffee & Tea	9.73 mi	(615) 683-1000	25 Review(s) 2.5

17	Timberloft House of BBQ	Barbeque	9.73 mi	(615) 683-5070	150 Review(s) 4.5
18	Taco Bell	Mexican	9.76 mi	(615) 683-1050	6 Review(s) 3.0
19	Subway	Sandwiches	9.76 mi	(615) 683-5050	1 Review(s) 1.0
20	Waffle House - Gordonsville	Diners	9.78 mi	(615) 278-4800	13 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	2.84 mi	(615) 237-9777	4 Review(s) 3.5
2	Gordonsville Shoprite	Grocery	9.88 mi	(615) 683-3329	1 Review(s) 1.0
3	T N T Market	Grocery	10.07 mi	(615) 683-8600	1 Review(s) 5.0
4	Walmart Supercenter	Department Stores	13.31 mi	(615) 735-2049	5 Review(s) 2.5
5	Walmart Supercenter	Department Stores	13.54 mi	(615) 444-0471	40 Review(s) 1.5
6	Save A Lot	Grocery	13.69 mi	(615) 735-1932	1 Review(s) 5.0
7	ALDI	Grocery	13.78 mi	(855) 955-2534	5 Review(s) 4.5
8	Quik-N-Easy Deli & Market	Grocery	13.79 mi	(615) 735-1677	1 Review(s) 4.0
9	Dollar General	Discount Store	13.98 mi	(615) 965-3350	2 Review(s) 3.5
10	La Tienda Hispana	Grocery	14.1 mi	(615) 444-9859	9 Review(s) 4.5
11	Big Rock Market	Grocery	14.66 mi	(931) 858-0967	12 Review(s) 2.0
12	Al's Foodland	Grocery	14.84 mi	(615) 449-8293	9 Review(s) 2.5
13	Dollar General	Grocery	15.46 mi	(615) 784-5191	1 Review(s) 1.0
14	Kroger	Grocery	16.28 mi	(615) 449-4631	16 Review(s) 2.5
15	DG Market + pOpshelf	Discount Store	16.43 mi	(615) 965-4320	1 Review(s) 1.0
16	H. G. Hill's Grocery Store	Grocery	16.43 mi		1 Review(s) 1.0
17	Dollar General	Discount Store	16.43 mi	(615) 547-8051	1 Review(s) 5.0
18	Walmart Supercenter	Department Stores	16.99 mi	(615) 215-7550	7 Review(s) 1.5
19	Publix Super Markets	Grocery	17.25 mi	(615) 444-2581	23 Review(s) 3.5
20	Save A Lot	Grocery	17.77 mi	(615) 597-8525	1 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	4.48 mi	(615) 237-0015	1 Review(s) 1.0
2	Gordonsville Reflexology	Reflexology	6.87 mi	(615) 517-4663	1 Review(s) 5.0
3	Casey J Owen, DDS	Endodontists	9.51 mi	(615) 683-6161	1 Review(s) 5.0
4	Angela Moss MD - Gordonsville Clinic	Family Practice	10.03 mi	(615) 683-1070	1 Review(s) 1.0
5	Riverview Regional Medical Center	Hospitals	13.09 mi	(615) 735-9815	1 Review(s) 5.0
6	MidTenn Primary Care	Walk-in Clinics	13.14 mi	(615) 547-6699	1 Review(s) 5.0
7	Walmart Pharmacy	Pharmacy	13.55 mi	(615) 449-0611	1 Review(s) 1.0
8	Middle TN Occupational & Environmental Medicine	Occupational Therapy	13.62 mi	(615) 443-1744	1 Review(s) 1.0
9	Psychiatric Center At McFarland Hospital	Hospitals	13.62 mi	(615) 444-2363	1 Review(s) 1.0
10	Carthage Family Chiropractic	Chiropractors	13.67 mi	(615) 735-9336	1 Review(s) 5.0
11	Anycare 24	Medical Centers	13.68 mi	(615) 444-2121	3 Review(s) 4.5
12	Aspen Dental	General Dentistry	13.76 mi	(855) 998-0928	8 Review(s) 1.0
13	Bailey Chris, DDS	General Dentistry	13.77 mi	(615) 735-0600	1 Review(s) 5.0
14	Fast Pace Health Urgent Care - Carthage	Urgent Care	13.9 mi	(615) 486-6178	2 Review(s) 1.0
15	Newman Dental Associates	General Dentistry	13.9 mi	(615) 470-8550	5 Review(s) 4.5
16	Jon A Long, DDS	General Dentistry	13.95 mi	(615) 735-0808	4 Review(s) 5.0
17	Carthage Family Wellness	Family Practice	13.99 mi	(615) 735-0700	3 Review(s) 3.0
18	Riverview Regional Medical Center	Medical Centers	13.99 mi	(615) 735-1560	1 Review(s) 2.0
19	Smith County Medical Group L L C	Doctors	14.01 mi	(615) 735-1560	1 Review(s) 1.0
20	The Massage Collection	Reflexology	14.28 mi	(615) 443-1974	2 Review(s) 3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Ivy Agee Park	Parks	9.58 mi	(615) 683-8282	1 Review(s) 4.0
2	Sellars State Farm Archaeological Area	Parks	10.3 mi		1 Review(s) 3.0
3	Crump Paris Park	Parks	11.82 mi	(615) 735-3060	2 Review(s) 4.0
4	Center Hill Marina & Yacht Club	Boating	12.49 mi	(615) 548-4315	3 Review(s) 3.5
5	Carthage Dance Studio	Dance Studios	12.53 mi	(615) 969-0547	1 Review(s) 5.0
6	Firearm Pharmacy	Sporting Goods	12.69 mi	(615) 453-6030	9 Review(s) 4.5
7	The Dancing Lights Of Christmas	Kids Activities	12.92 mi		23 Review(s) 3.0
8	Anytime Fitness	Gyms	13.34 mi	(615) 547-4736	8 Review(s) 4.5

9	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	13.83 mi	(615) 444-9797	5 Review(s) 4.5
10	Cedars Of Lebanon State Park	Parks	13.88 mi	(615) 443-2769	49 Review(s) 4.0
11	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	14.13 mi	(804) 305-2321	1 Review(s) 5.0
12	Wilkie's Outfitters	Rafting/Kayaking	14.15 mi	(615) 784-4179	1 Review(s) 5.0
13	AJ's Adventures	Tubing	14.41 mi	(888) 529-4329	5 Review(s) 1.0
14	Wilson United Soccer Club	Amateur Sports Teams	14.51 mi		1 Review(s) 5.0
15	OK Corral Shooting Range	Gun/Rifle Ranges	14.64 mi	(615) 653-3779	11 Review(s) 4.5
16	Caney Fork Outdoors	Sporting Goods	14.67 mi	(931) 858-5222	10 Review(s) 4.5
17	Guardian MMA Lebanon	Brazilian Jiu-jitsu	14.71 mi	(615) 506-0428	1 Review(s) 5.0
18	Jimmy Floyd Family Life Center	Fitness & Instruction	14.88 mi	(615) 453-4545	7 Review(s) 3.5
19	Pro Bowling Center	Bowling	14.89 mi	(615) 449-3898	8 Review(s) 3.5
20	Edgar Evins State Park	Parks	15.13 mi	(931) 646-3080	9 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	J. Alexander Home	Home Decor	2.89 mi	(615) 697-3755	1 Review(s) 5.0
2	Mike's Flower Shop	Florists	2.91 mi	(615) 286-2638	1 Review(s) 5.0
3	Thornton Metals Studio	Jewelry	2.92 mi	(615) 934-2771	1 Review(s) 5.0
4	Dainty Darlin	Accessories	2.95 mi	(615) 604-6897	1 Review(s) 5.0
5	Dollar General Store	Fashion	3.31 mi	(615) 237-0222	1 Review(s) 3.0
6	Country Store Quilt Shop	Fabric Stores	7.79 mi	(615) 444-4228	1 Review(s) 4.0
7	Norene General Store	Department Stores	9.26 mi	(615) 286-2229	3 Review(s) 4.5
8	Dutton's Market & Hardware	Hardware Stores	9.29 mi	(615) 464-4774	2 Review(s) 1.0
9	Gordonsville Drugs	Drugstores	9.41 mi	(615) 683-4400	1 Review(s) 5.0
10	Pratt Orchard and Garden Center	Nurseries & Gardening	9.65 mi	(615) 444-7742	1 Review(s) 4.0
11	Perk & Petal	Florists	9.99 mi	(615) 478-9018	2 Review(s) 5.0
12	Nana's Plant Farm	Nurseries & Gardening	11.07 mi	(615) 444-8733	3 Review(s) 4.5
13	Sweet Tea Boutique	Plus Size Fashion	11.94 mi	(615) 547-9796	1 Review(s) 5.0
14	Center Hill Marina & Yacht Club	Boating	12.49 mi	(615) 548-4315	3 Review(s) 3.5
15	Wildwood Christmas Tree Farm	Christmas Trees	12.51 mi	(615) 464-2472	4 Review(s) 5.0
16	Firearm Pharmacy	Sporting Goods	12.69 mi	(615) 453-6030	9 Review(s) 4.5
17	Blacks Buildings	Sheds & Outdoor Storage	12.8 mi	(615) 587-0923	1 Review(s) 1.0
18	Samstag Sales	Building Supplies	13.18 mi	(615) 735-3388	1 Review(s) 1.0
19	D T McCall & Sons	Appliances	13.18 mi	(615) 735-0165	22 Review(s) 2.5
20	All Things Engraved	Gift Shops	13.22 mi	(615) 778-1481	9 Review(s) 4.5