

4610 S Commerce Rd
Watertown, TN 37184

SOLD!

Auction
11/11/2023 1:00pm



Listed By (Agent):

Harry Bennett

Phone (Office): 615-444-0909

Phone (Cell): 615-804-5527

Email: bennett@realtracs.com



ABSOLUTE AUCTION

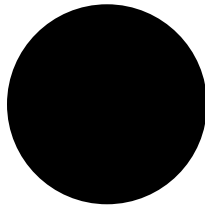
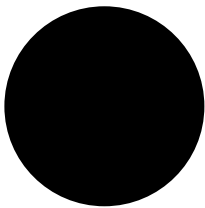
SATURDAY NOVEMBER 11, 2023

**LOCATION 4610 S COMMERCE RD • WATERTOWN
TN 37184**

DIRECTIONS:

From Lebanon go I-40 East to Linwood Road Exit-245, turn right on Linwood Road/Bobo Road, then Left on Bluebird Road, 4 miles, turn right onto South Commerce Road, 1.6 miles. Watch for signs!!!

COUNTRY HOME 183' X140' IRR LOT



Featuring large Living Room and Dining Room Combo

Kitchen with Built-In Cabinets

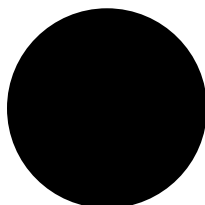
Bath with Tub & Shower Combo

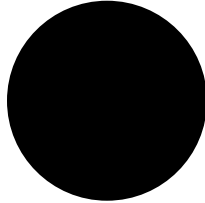
Utility Room with Washer & Dryer Connections

1 Bedroom Downstairs & 1 Open Large Room Upstairs

Propane Heat, Well Water

Per Wilson County Water Dept. water at the road





Call Harry Bennett at 615-444-0909 or 615-804-5527 For Further Information

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.

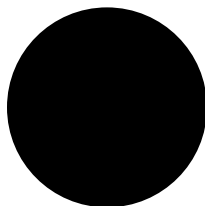
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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	2023-11-11
Buyer's Agent Comp.	Call for Details
Address Street	4610 S Commerce Rd
Address City	Watertown
Address State	TN

Address Zipcode	37184
County	Wilson
Property Type	Residential
Auction Highlights	Absolute Auction 4610 S Commerce Rd • Watertown TN Country Home • Renovation Ready
Auction Time Start	1:00pm
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday November 11, 2023 1:00 PM
4610 S. COMMERCE ROAD, WATERTOWN, TN 37184
 Overview: Home located on 183' x 140' IRR lot. Call Harry Bennett at 615-444-0909 or 615-904-9327 For Further Information

COUNTRY HOME - 183' X 140' IRR LOT



RENOVATION READY!!!

Home features large Living Room and Dining Room, Kitchen with Built-In Cabinets, Bath with Tub & Shower, Curbside Entry, Hardwood Floors, and Large Windows. Call Harry Bennett at 615-444-0909 or 615-904-9327 For Further Information



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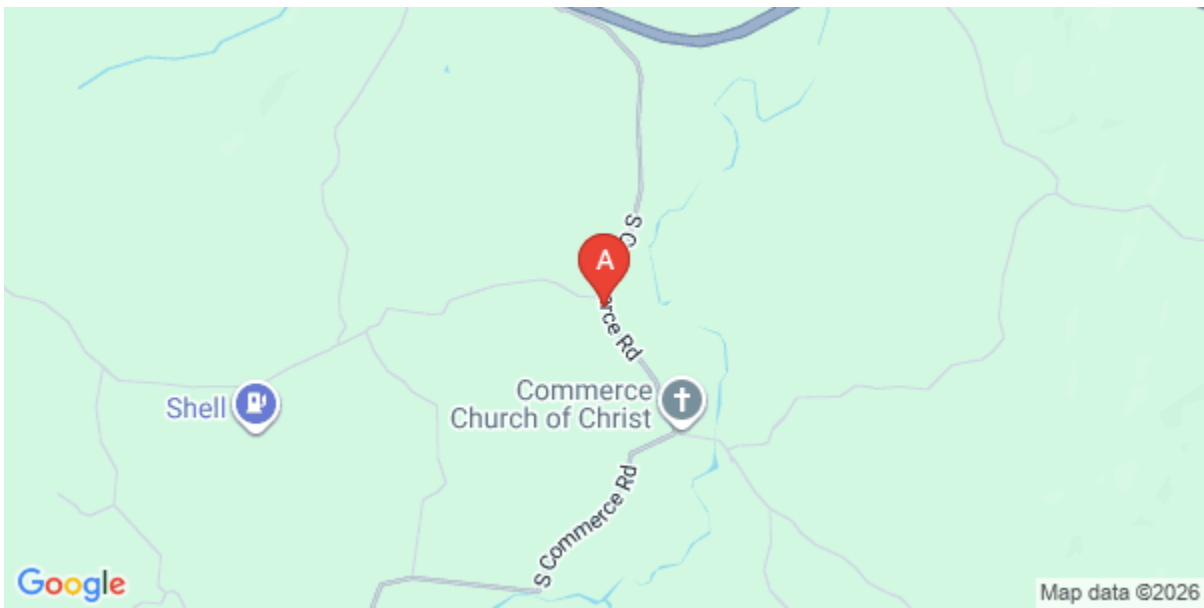


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Local & Nearby Area Resources / Businesses

- 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	3.47 mi	(615) 237-3976	3 Review(s) 4.0
2	Sparta Greek Grill	Greek	3.55 mi	(615) 697-2045	1 Review(s) 4.0
3	Mi Ranchito	Mexican	3.59 mi	(615) 237-0400	16 Review(s) 4.0
4	Casa Amigos	Mexican	3.59 mi	(615) 237-0400	1 Review(s) 5.0
5	Depot Junction Cafe	American	3.63 mi	(615) 237-3976	26 Review(s) 2.5
6	Subway	Fast Food	4 mi	(615) 237-3163	5 Review(s) 4.0
7	Hillbilly Shack Delights	Food Trucks	4.97 mi	(615) 708-7985	3 Review(s) 4.5
8	AJ's Bar & Grill	Bars	7.13 mi	(615) 547-4800	4 Review(s) 4.0
9	Alexandria Pizza And Steaks	Pizza	7.17 mi	(615) 529-2881	9 Review(s) 3.5
10	Statesville Market	Breakfast & Brunch	8.99 mi	(615) 286-1515	3 Review(s) 5.0
11	Jalisco Mexican Restaurant	Mexican	9.05 mi	(615) 449-2299	19 Review(s) 3.5
12	Four Winds Restaurant	Burgers	9.12 mi	(615) 449-9909	3 Review(s) 3.5
13	Bellacino's Pizza And Grinders	Pizza	9.18 mi	(615) 683-4000	26 Review(s) 4.0
14	Uncle Petes Home Cooking	American	9.19 mi	(615) 449-0030	55 Review(s) 4.0
15	El Corral Mexican Restaurant	Mexican	9.19 mi	(615) 683-8877	40 Review(s) 4.0
16	Wendy's	Fast Food	9.2 mi	(615) 683-3421	16 Review(s) 3.0
17	Arbys	Fast Food	9.22 mi	(615) 683-3444	10 Review(s) 2.0
18	BB's Bistro	Bakeries	9.24 mi	(615) 683-8211	12 Review(s) 5.0
19	Timberloft House of BBQ	Barbeque	9.27 mi	(615) 683-5070	150 Review(s) 4.5
20	KFC	Fast Food	9.27 mi	(615) 683-1050	5 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	3.73 mi	(615) 237-9777	4 Review(s) 3.5
2	T N T Market	Grocery	9.15 mi	(615) 683-8600	1 Review(s) 5.0
3	Gordonsville Shoprite	Grocery	9.79 mi	(615) 683-3329	1 Review(s) 1.0
4	Walmart Supercenter	Department Stores	10.57 mi	(615) 444-0471	40 Review(s) 1.5
5	ALDI	Grocery	10.88 mi	(855) 955-2534	5 Review(s) 4.5
6	La Tienda Hispana	Grocery	10.97 mi	(615) 444-9859	9 Review(s) 4.5
7	Al's Foodland	Grocery	11.44 mi	(615) 449-8293	9 Review(s) 2.5
8	Save A Lot	Grocery	11.55 mi	(615) 735-1932	1 Review(s) 5.0
9	Walmart Supercenter	Department Stores	11.64 mi	(615) 735-2049	5 Review(s) 2.5
10	Quik-N-Easy Deli & Market	Grocery	11.69 mi	(615) 735-1677	1 Review(s) 4.0
11	Dollar General	Grocery	12.34 mi	(615) 784-5191	1 Review(s) 1.0
12	H. G. Hill's Grocery Store	Grocery	12.59 mi		1 Review(s) 1.0
13	Dollar General	Discount Store	12.59 mi	(615) 547-8051	1 Review(s) 5.0
14	Dollar General	Discount Store	12.85 mi	(615) 965-3350	2 Review(s) 3.5
15	Kroger	Grocery	13.19 mi	(615) 449-4631	16 Review(s) 2.5
16	DG Market + pOpshelf	Discount Store	13.31 mi	(615) 965-4320	1 Review(s) 1.0
17	Publix Super Markets	Grocery	14.13 mi	(615) 444-2581	23 Review(s) 3.5
18	Big Rock Market	Grocery	16.41 mi	(931) 858-0967	12 Review(s) 2.0
19	Publix - Lebanon	Grocery	17.01 mi	(615) 443-4349	1 Review(s) 5.0
20	Kroger	Grocery	17.12 mi	(615) 883-4259	1 Review(s) 1.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	4.55 mi	(615) 237-0015	1 Review(s) 1.0
2	Gordonsville Reflexology	Reflexology	5.69 mi	(615) 517-4663	1 Review(s) 5.0
3	Angela Moss MD - Gordonsville Clinic	Family Practice	9.31 mi	(615) 683-1070	1 Review(s) 1.0
4	Casey J Owen, DDS	Endodontists	9.34 mi	(615) 683-6161	1 Review(s) 5.0
5	MidTenn Primary Care	Walk-in Clinics	9.98 mi	(615) 547-6699	1 Review(s) 5.0
6	Psychiatric Center At McFarland Hospital	Hospitals	10.44 mi	(615) 444-2363	1 Review(s) 1.0
7	Walmart Pharmacy	Pharmacy	10.57 mi	(615) 449-0611	1 Review(s) 1.0
8	Aspen Dental	General Dentistry	10.78 mi	(855) 998-0928	8 Review(s) 1.0
9	Anycare 24	Medical Centers	10.79 mi	(615) 444-2121	3 Review(s) 4.5
10	Newman Dental Associates	General Dentistry	10.8 mi	(615) 470-8550	5 Review(s) 4.5
11	Riverview Regional Medical Center	Hospitals	10.82 mi	(615) 735-9815	1 Review(s) 5.0
12	Middle TN Occupational & Environmental Medicine	Occupational Therapy	10.92 mi	(615) 443-1744	1 Review(s) 1.0

13	The Massage Collection	Reflexology	11.11 mi	(615) 443-1974	2 Review(s) 3.0
14	Smile Gallery	General Dentistry	11.15 mi	(615) 444-2069	8 Review(s) 4.0
15	Tennessee Family Dental - Lebanon	Cosmetic Dentists	11.27 mi	(615) 444-3185	6 Review(s) 4.5
16	Grosch Counseling Center LLC	Counseling & Mental Health	11.36 mi	(615) 444-7885	1 Review(s) 2.0
17	Logan Eye Care	Optometrists	11.4 mi	(407) 333-7333	7 Review(s) 4.5
18	Gallaher John OD	Optometrists	11.4 mi	(615) 444-9111	2 Review(s) 5.0
19	Gallaher EyeCare	Optometrists	11.4 mi	(615) 444-9111	1 Review(s) 5.0
20	Wilson County Chiropractic	Chiropractors	11.66 mi	(615) 449-6700	4 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	7.54 mi		1 Review(s) 3.0
2	Ivy Agee Park	Parks	9.5 mi	(615) 683-8282	1 Review(s) 4.0
3	Firearm Pharmacy	Sporting Goods	9.64 mi	(615) 453-6030	9 Review(s) 4.5
4	The Dancing Lights Of Christmas	Kids Activities	9.74 mi		23 Review(s) 3.0
5	Crump Paris Park	Parks	10.42 mi	(615) 735-3060	2 Review(s) 4.0
6	Anytime Fitness	Gyms	10.72 mi	(615) 547-4736	8 Review(s) 4.5
7	Carthage Dance Studio	Dance Studios	10.84 mi	(615) 969-0547	1 Review(s) 5.0
8	Wilkie's Outfitters	Rafting/Kayaking	10.94 mi	(615) 784-4179	1 Review(s) 5.0
9	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	10.97 mi	(804) 305-2321	1 Review(s) 5.0
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	11.47 mi	(615) 506-0428	1 Review(s) 5.0
11	Jimmy Floyd Family Life Center	Fitness & Instruction	11.6 mi	(615) 453-4545	7 Review(s) 3.5
12	Wilson United Soccer Club	Amateur Sports Teams	11.62 mi		1 Review(s) 5.0
13	Pro Bowling Center	Bowling	11.65 mi	(615) 449-3898	8 Review(s) 3.5
14	Flex Fitness	Gyms	12.26 mi	(615) 450-6151	1 Review(s) 5.0
15	Don Fox Park	Parks	12.27 mi	(615) 449-0303	12 Review(s) 3.5
16	David Deaton Karate Studios	Martial Arts	12.33 mi	(615) 547-1754	5 Review(s) 5.0
17	Planet Fitness	Gyms	12.4 mi	(615) 994-6905	3 Review(s) 4.5
18	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	12.95 mi	(615) 444-9797	5 Review(s) 4.5
19	Cedars Of Lebanon State Park	Parks	12.97 mi	(615) 443-2769	50 Review(s) 4.0
20	Julia's Body Shop	Trainers	13.01 mi	(615) 828-5385	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	J. Alexander Home	Home Decor	3.57 mi	(615) 697-3755	1 Review(s) 5.0
2	Dainty Darlin	Accessories	3.59 mi	(615) 604-6897	1 Review(s) 5.0
3	Thornton Metals Studio	Jewelry	3.69 mi	(615) 934-2771	1 Review(s) 5.0
4	Dollar General Store	Fashion	4.01 mi	(615) 237-0222	1 Review(s) 3.0
5	Pratt Orchard and Garden Center	Nurseries & Gardening	5.85 mi	(615) 444-7742	1 Review(s) 4.0
6	Country Store Quilt Shop	Fabric Stores	6.01 mi	(615) 444-4228	1 Review(s) 4.0
7	Mike's Flower Shop	Florists	6.47 mi	(615) 286-2638	1 Review(s) 5.0
8	Nana's Plant Farm	Nurseries & Gardening	8.31 mi	(615) 444-8733	3 Review(s) 4.5
9	Sweet Tea Boutique	Plus Size Fashion	8.98 mi	(615) 547-9796	1 Review(s) 5.0
10	Gordonsville Drugs	Drugstores	9.19 mi	(615) 683-4400	1 Review(s) 5.0
11	Firearm Pharmacy	Sporting Goods	9.64 mi	(615) 453-6030	9 Review(s) 4.5
12	Norene General Store	Department Stores	9.73 mi	(615) 286-2229	3 Review(s) 4.5
13	Blacks Buildings	Sheds & Outdoor Storage	9.78 mi	(615) 587-0923	1 Review(s) 1.0
14	Lebanon Distributing	Building Supplies	10.18 mi	(615) 444-7060	2 Review(s) 5.0
15	The Tobacco Shoppe	Tobacco Shops	10.18 mi	(615) 449-2982	2 Review(s) 5.0
16	Slay'd Studio Luxury Nails & Spiritual Boutique	Nail Technicians	10.32 mi	(615) 547-4859	1 Review(s) 5.0
17	Ferguson HVAC Supply	Kitchen & Bath	10.33 mi	(615) 444-9359	1 Review(s) 5.0
18	Kwik Kash Pawn Shop	Pawn Shops	10.5 mi	(615) 449-1256	1 Review(s) 1.0
19	ABC Reglazing	Building Supplies	10.54 mi	(615) 470-8300	1 Review(s) 1.0
20	Burkes Outlet	Cosmetics & Beauty Supply	10.56 mi	(615) 453-5680	2 Review(s) 4.5