

Whitefield Lane

Carthage, TN 37030

SOLD!

Auction
05/04/2024 10:00AM



Listed By (Agent):

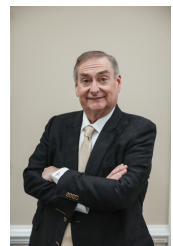
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: 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



ABSOLUTE AUCTION

SATURDAY MAY 4, 2024 @ 10am

**LOCATED WHITEFIELD LANE & JENKINS RD •
WILSON / SMITH COUNTY LINE, TN 37030**

DIRECTIONS:

From Lebanon:

Take I-40E to the Linwood Rd. Exit 245, turn left on Bobo Lane, go .7 mile, continue on Big Springs Rd 3 miles, turn right onto US 70N - Lebanon Hwy 6.3 mile, right on Whitefield Lane.

From Carthage:

From Historic Carthage head south on Main St N, turn right on Carthage Bridge, turn right US-70 / Lebanon Hwy., 7.3 miles, turn left Whitefield Lane. Watch for signs!!!

411 ACRES

SELLING 28 BEAUTIFUL TRACTS 1.02 TO 81.30 ACRES

ROUND LICK CREEK • CUMBERLAND RIVER

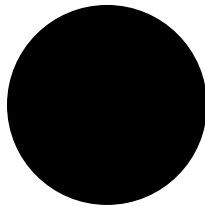
ALL TRACTS FRONT WHITEFIELD LANE or JENKINS RD

DTC HIGH SPEED INTERNET

LEVEL TO ROLLING • OPEN FIELDS • WOODED AREAS

SOILS TESTED • SEPTIC APPROVED

UTILITY WATER AVAILABLE



411 Picturesque Acres

Fronting Whitefield Lane and Jenkins Road

Selling in 28 Beautiful Building Tracts

Ranging in size from 1.02 to 81.30 Acres

Land Lays Level to Rolling, Consists of Open Fields, Pasture Land, Wooded Areas

All tracts have been Soils Tested and Septic Approved (details sale date)

Restricted to 1,400 sq. ft. Minimum Size Site Built Homes - Barndominiums Allowed

No Mobile or Modular Homes

Prime Building Lots! Mini-Farms - Acreage and Recreational Tracts

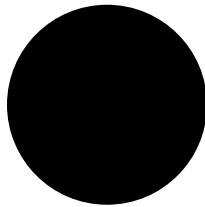
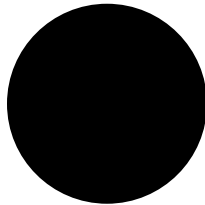
Filled with Abundant Wildlife, Deer, Turkey, Homestead and Greenbelt Opportunity

<https://youtu.be/THvuqt3zmQY>

All Tracts -

- ✓i,☐ All Tracts Front Whitefield Lane or Jenkins Rd
- ✓i,☐ Soils Tested and Septic Approve ✓i,☐ Excellent Building Sites
- ✓i,☐ Utility Water Available
- ✓i,☐ Excellent Building Sites
- ✓i,☐ Large Open Areas ✓i,☐ Serene Environment
- ✓i,☐ Mature Trees ✓i,☐ Scenic Views

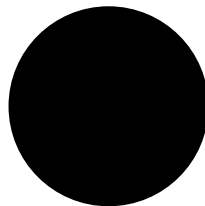
OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE



Tract 1 :

3.12 Acres Open and Wooded, Beautiful Building Site

Tract 2:



2.77 Acres Open and Wooded, Beautiful Building Site

Tract 3:

2.63 Acres Open and Wooded, Beautiful Building Site

Tract 4 :

3.24 Acres Open and Wooded, Beautiful Building Site

Tract 5:

2.61 Acres Open and Wooded, Beautiful Building Site

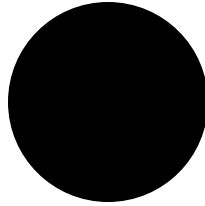
Tract 6:

1.31 Acres Mostly Open Beautiful Building Site

Tract 7 :

1.66 Acres Mostly Open Beautiful Building Site

Tract 8:



1.12 Acres Mostly Open Beautiful Building Site

Tract 9:

1.02 Acres Mostly Open Beautiful Building Site

Tract 10 :

1.76 Acres Mostly Open Beautiful Building Site

Tract 11:

2.19 Acres Mostly Open Beautiful Building Site

Tract 12:

3.26 Acres Mostly Open Beautiful Building Site

Tract 13:

2.28 Acres Mostly Open Beautiful Building Site

Tract 14:

10.51 Acres Open and Wooded, Beautiful Building Site

Tracts 1-14: Range in size 1.01-10.51 Acres, Mostly Open, Some Wooded Areas, Many Beautiful Building Sites

Tract 15:

81.30 Acres Some Open Areas, Excellent Recreational Tracts

Tract 16:

60.00 Acres Some Open Areas, Excellent Recreational Tracts

Tract 17:

64.12 Acres Some pen Areas, Excellent Recreational Tracts

Tracts 15-17: Range in size 60.00-81.30 Acres, Front Whitefield Lane, Mostly Wooded with Some Open Areas, Excellent Recreational Tracts, Abundant Wildlife, Deer, Turkey, Etc.

Tract 18:

28.52 Acres Open Along Road, Wooded in Rear

Tract 19:

15.15 Acres Open Along Road, Wooded in Rear

Tract 20:

15.08 Acres Open Along Road, Wooded in Rear

Tracts 18-20: Range in size 15.08-28.52 Acres, Front Jenkins Road, Utility Water, Soils Tested, Open Along Road, Wooded in Rear

Tract 21:

11.62 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

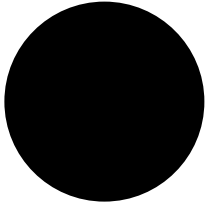
Tract 22:

11.43 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

Tract 23:

13.47 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

Tract 24:



16.72 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

Tract 25:

15.22 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

Tract 26:

13.40 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

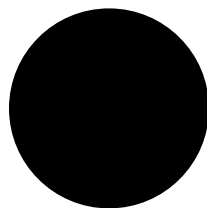
Tract 27:

13.09 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

Tract 28:

12.99 Acres Mostly Open Beautiful Building Site Bordered by Round Lick Creek

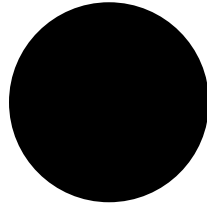
Tracts 21-28: Range in size 11.43-16.72 Acres, All Tracts Front Whitefield Lane and are Bordered by Round Lick Creek near where it intersects the Cumberland River. Beautiful Fertile Open Creek Bottom, Excellent Building Sites



OPEN FOR INSPECTION

LOOK AT YOUR CONVENIENCE

**Contact Jay White 615.308.4421 or
Ricky Thorne 615.347.4285
for Further Information**



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Owners - Whitefield Farm LP**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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.

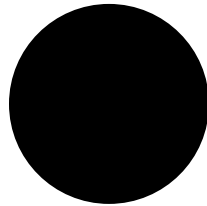
TITLE: Seller will furnish warranty deed; prorate 2024 property taxes; give possession with deed.

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

2024-05-04

Buyer's Agent Comp.	Call for Details
Address Street	Whitefield Lane
Address City	Carthage
Address State	TN
Address Zipcode	37030
County	Smith
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday May 4, 2024 @ 10am 411 Beautiful Acres Selling in 28 Building Tracts LEVEL TO ROLLING • OPEN FIELDS • WOODED AREAS SOILS TESTED • SEPTIC APPROVED
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	no



ABSOLUTE AUCTION Saturday May 4, 2024 10:00 AM

WHITEFIELD LANE & JENKINS RD - WILSON / SMITH COUNTY LINE

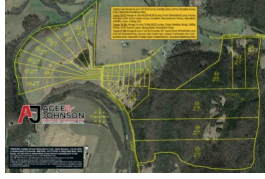
471 ACRES • SELLING IN 28 BUILDING TRACTS RANGING IN SIZE FROM 1.02 - 81.30 ACRES ROUND LICK CREEK • CUMBERLAND RIVER

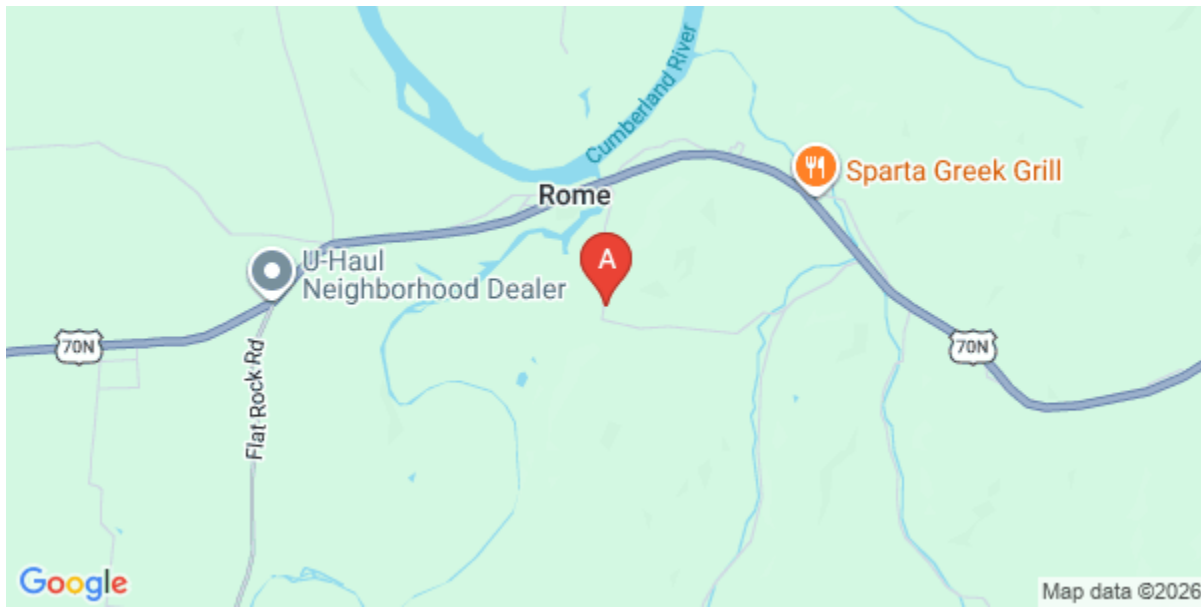
471 Picturesque Acres fronting Whitefield Lane and Jenkins Road. Selling in 28 beautiful Building Tracts ranging in size from 1.02 to 81.30 Acres. Land Lays Level to Rolling, Consists of Open Field, Pasture Land, Wooded Areas. All tracts have been Soil Tested and Septic Approved (detailed sale date) Restricted to 1400 sq. ft. Minimum Size Site Built Homes - Condominiums Allowed. No Mobile or Modular Homes. Prime Building Lots Mini-Farms - Acreage and Recreational Tracts with Abundant Wildlife, Deer, Turkey, Horned Lizard and Ground Squirrel Opportunity.

OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE
SOILS TESTED • SEPTIC APPROVED • DTC HIGH SPEED INTERNET

Call Jay White at 615-308-4421 or Rick Thorne at 615-347-4285 For Further Information
Owners - Whitefield Farm LP

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	Aj's Bar & Grill	Bars	3.13 mi	(615) 547-4800	4 Review(s) 4.0
2	Hardee's	Fast Food	6.2 mi	(615) 735-1501	3 Review(s) 2.7
3	Acapulco' Grill	Mexican	6.24 mi	(615) 281-9872	11 Review(s) 4.9
4	Subway	Sandwiches	6.29 mi	(615) 735-6430	5 Review(s) 4.2
5	El Rey Azteca	Mexican	6.3 mi	(615) 735-1336	18 Review(s) 4.2
6	Pizza Hut	Pizza	6.32 mi	(615) 735-2614	4 Review(s) 2.5
7	Rojas Kitchen	Breakfast & Brunch	6.46 mi	(615) 588-1202	13 Review(s) 4.0
8	Happy China	Chinese	6.46 mi	(615) 735-2337	9 Review(s) 4.4
9	Something 2 Wing About	Sports Bars	6.49 mi		5 Review(s) 4.2
10	Ebel's Tavern	Gastropubs	6.54 mi	(615) 588-1888	82 Review(s) 3.8
11	McDonald's	Burgers	6.54 mi	(615) 735-9263	5 Review(s) 1.6
12	Lolly's Cafe	Southern	6.79 mi	(615) 281-8169	7 Review(s) 4.9
13	Sonic Drive-In	Burgers	7.22 mi	(615) 735-9100	6 Review(s) 2.3
14	Timberloft Restaurant	Barbeque	8.38 mi	(615) 683-5070	154 Review(s) 4.4
15	Waffle House - Gordonsville	Diners	8.39 mi	(615) 278-4800	14 Review(s) 2.9
16	Taco Bell	Mexican	8.49 mi	(615) 683-1050	7 Review(s) 2.7
17	Bellacino's Pizza And Grinders	Pizza	8.51 mi	(615) 683-4000	28 Review(s) 4.0
18	McDonald's	Coffee & Tea	8.51 mi	(615) 683-1000	25 Review(s) 2.5
19	Arbys	Fast Food	8.55 mi	(615) 683-3444	10 Review(s) 2.1
20	Wendy's	Fast Food	8.57 mi	(615) 683-3421	16 Review(s) 3.1

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Save A Lot	Grocery	6.18 mi	(615) 735-1932	1 Review(s) 5.0
2	Quik-N-Easy Deli & Market	Grocery	6.38 mi	(615) 735-1677	1 Review(s) 4.0
3	Walmart Supercenter	Department Stores	7.26 mi	(615) 735-2049	5 Review(s) 2.6
4	T N T Market	Grocery	7.46 mi	(615) 683-8600	1 Review(s) 5.0
5	Gordonsville Shoprite	Grocery	9.28 mi	(615) 683-3329	1 Review(s) 1.0
6	Piggly Wiggly	Grocery	11.18 mi	(615) 374-0600	1 Review(s) 3.0
7	Three Forks Marketplace	Grocery	11.4 mi	(615) 237-9777	4 Review(s) 3.0
8	H. G. Hill's Grocery Store	Grocery	11.63 mi		1 Review(s) 1.0

9	Dollar General	Discount Store	11.63 mi	(615) 547-8051	1 Review(s) 5.0
10	Al's Foodland	Grocery	12.56 mi	(615) 449-8293	9 Review(s) 2.7
11	La Tienda Hispana	Grocery	12.98 mi	(615) 444-9859	9 Review(s) 4.3
12	Walmart Supercenter	Department Stores	13.09 mi	(615) 444-0471	39 Review(s) 1.8
13	ALDI	Grocery	13.5 mi	(855) 955-2534	5 Review(s) 4.6
14	Dollar General	Grocery	14.07 mi	(615) 784-5191	1 Review(s) 1.0
15	Kroger	Grocery	14.81 mi	(615) 449-4631	18 Review(s) 2.7
16	DG Market + pOpshelf	Discount Store	14.84 mi	(615) 965-4320	1 Review(s) 1.0
17	Publix Super Markets	Grocery	15.53 mi	(615) 444-2581	23 Review(s) 3.3
18	Stagecoach General Store	Grocery	16.47 mi	(615) 452-0808	1 Review(s) 1.0
19	DG Market	Discount Store	16.63 mi	(615) 502-5794	1 Review(s) 5.0
20	Big Rock Market	Grocery	17.31 mi	(931) 858-0967	11 Review(s) 1.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Riverview Regional Medical Center	Hospitals	5.41 mi	(615) 735-9815	1 Review(s) 5.0
2	Gordonsville Reflexology	Reflexology	6.43 mi	(615) 517-4663	1 Review(s) 5.0
3	Bailey Chris, DDS	General Dentistry	6.59 mi	(615) 735-0600	1 Review(s) 5.0
4	Carthage Family Chiropractic	Chiropractors	6.6 mi	(615) 735-9336	1 Review(s) 5.0
5	Jon A Long, DDS	General Dentistry	6.66 mi	(615) 735-0808	4 Review(s) 5.0
6	Riverview Regional Medical Center	Medical Centers	6.66 mi	(615) 735-1560	1 Review(s) 2.0
7	Carthage Family Wellness	Family Practice	6.67 mi	(615) 735-0700	3 Review(s) 3.0
8	Smith County Medical Group L L C	Doctors	6.73 mi	(615) 735-1560	1 Review(s) 1.0
9	Fast Pace Health Urgent Care - Carthage	Urgent Care	6.75 mi	(615) 486-6178	2 Review(s) 1.0
10	Angela Moss MD - Gordonsville Clinic	Family Practice	7.91 mi	(615) 683-1070	1 Review(s) 1.0
11	Casey J Owen, DDS	Endodontists	8.93 mi	(615) 683-6161	1 Review(s) 5.0
12	Mind Enhancement Center	Hypnosis/Hypnotherapy	10.89 mi	(615) 630-1324	2 Review(s) 5.0
13	Hartsville Dental Care	Endodontists	11.22 mi	(615) 374-9181	2 Review(s) 3.0
14	Fast Pace Health Urgent Care Watertown	Urgent Care	11.36 mi	(615) 697-6836	1 Review(s) 5.0
15	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	11.63 mi	(318) 243-4395	5 Review(s) 5.0
16	Shane Selby, LMT, CLT	Massage Therapy	11.63 mi	(931) 260-5991	2 Review(s) 5.0
17	Cherry Valley Family Care	Doctors	11.98 mi	(615) 237-0015	1 Review(s) 1.0
18	Quality Center for Rehabilitation & Healing	Physical Therapy	12.15 mi	(615) 444-1836	1 Review(s) 1.0
19	MidTenn Primary Care	Walk-in Clinics	12.22 mi	(615) 547-6699	1 Review(s) 5.0
20	Psychiatric Center At McFarland Hospital	Hospitals	12.46 mi	(615) 444-2363	1 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Carthage Dance Studio	Dance Studios	6.7 mi	(615) 969-0547	1 Review(s) 5.0
2	Crump Paris Park	Parks	7.09 mi	(615) 735-3060	2 Review(s) 4.0
3	Ivy Agee Park	Parks	9.15 mi	(615) 683-8282	1 Review(s) 4.0
4	AJ's Adventures	Tubing	10.46 mi	(888) 529-4329	5 Review(s) 1.0
5	Sellers State Farm Archaeological Area	Parks	11.47 mi		1 Review(s) 3.0
6	The Dancing Lights Of Christmas	Kids Activities	11.98 mi		25 Review(s) 3.2
7	Wilkie's Outfitters	Rafting/Kayaking	12.76 mi	(615) 784-4179	1 Review(s) 5.0
8	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	12.9 mi	(804) 305-2321	1 Review(s) 5.0
9	Jimmy Floyd Family Life Center	Fitness & Instruction	13.06 mi	(615) 453-4545	8 Review(s) 3.5
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	13.08 mi	(615) 506-0428	1 Review(s) 5.0
11	Pro Bowling Center	Bowling	13.21 mi	(615) 449-3898	8 Review(s) 3.4
12	Don Fox Park	Parks	13.75 mi	(615) 449-0303	12 Review(s) 3.3
13	Anytime Fitness	Gyms	14 mi	(615) 547-4736	8 Review(s) 4.5
14	Flex Fitness	Gyms	14.03 mi	(615) 450-6151	1 Review(s) 5.0
15	David Deaton Karate Studios	Martial Arts	14.07 mi	(615) 547-1754	5 Review(s) 5.0
16	Planet Fitness	Gyms	14.08 mi	(615) 994-6905	3 Review(s) 4.7
17	Wilson United Soccer Club	Amateur Sports Teams	14.09 mi		1 Review(s) 5.0
18	Julia's Body Shop	Trainers	14.61 mi	(615) 828-5385	2 Review(s) 5.0
19	Premier Martial Arts	Martial Arts	14.99 mi	(615) 443-4783	1 Review(s) 5.0
20	Pro Pools	Swimming Pools	15.01 mi	(888) 352-7582	26 Review(s) 1.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Save A Lot	Grocery	6.18 mi	(615) 735-1932	1 Review(s) 5.0
2	Tractor Supply	Hardware Stores	6.23 mi	(615) 735-2684	2 Review(s) 4.5
3	Carthage Ace Hardware	Hardware Stores	6.24 mi	(615) 588-1900	3 Review(s) 2.7
4	Hackett's Discount Drugs	Drugstores	6.29 mi	(615) 735-1616	1 Review(s) 5.0
5	D T McCall & Sons	Appliances	6.45 mi	(615) 735-0165	21 Review(s) 2.5
6	Samstag Sales	Building Supplies	6.5 mi	(615) 735-3388	1 Review(s) 1.0
7	All Things Engraved	Gift Shops	6.53 mi	(615) 778-1481	10 Review(s) 4.6
8	#holly's	Accessories	6.54 mi	(615) 486-7467	1 Review(s) 5.0
9	Southern Greek Brotique	Men's Clothing	6.56 mi	(615) 489-6361	1 Review(s) 5.0
10	Smith County Drug Center	Drugstores	6.56 mi	(615) 735-2223	1 Review(s) 5.0
11	Carthage Flowers & Gifts	Florists	6.6 mi	(615) 735-1994	1 Review(s) 5.0
12	Flowers by Leanne	Florists	7.23 mi	(615) 735-2978	3 Review(s) 5.0
13	Walmart Supercenter	Department Stores	7.26 mi	(615) 735-2049	5 Review(s) 2.6
14	Pratt Orchard and Garden Center	Nurseries & Gardening	7.96 mi	(615) 444-7742	1 Review(s) 4.0
15	Gordonsville Drugs	Drugstores	8.75 mi	(615) 683-4400	1 Review(s) 5.0
16	Woodard Brothers	Building Supplies	10.56 mi	(615) 774-3121	2 Review(s) 5.0
17	Drejack Hemp Farm	Cosmetics & Beauty Supply	10.72 mi	(615) 802-7686	1 Review(s) 5.0
18	Volunteer Pool & Hardware Supply	Hardware Stores	10.91 mi	(615) 374-7994	1 Review(s) 5.0
19	Walgreens	Drugstores	11.11 mi	(615) 374-2438	1 Review(s) 2.0
20	ABC Reglazing	Building Supplies	11.13 mi	(615) 470-8300	2 Review(s) 1.0