

36 Parker Rd
Watertown, TN 37184

SOLD!

Auction
03/14/2020 10:00AM



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



Absolute Auction Saturday March 14, 2020 @ 10am

Located 36 Parker Rd, Watertown TN

DIRECTIONS:

FROM WATERTOWN PUBLIC SQUARE, go on East Main St., turn left on Church St. which becomes Holmes Gap Rd., follow signs approximately 4 miles, turn left on Parker Rd., property on the left.

FROM 1-40 @ LINWOOD RD EXIT 245, go south on Bobo Rd., to Jct., turn left on Bluebird Rd., go 4 miles, turn right on S. Commerce Rd., go 2.3 miles, turn left on Commerce Church Rd., go 1.6 miles, turn left on Holmes Gap Rd., go .5 mile, turn left on Parker Rd., cross railroad, first drive on the left. WATCH FOR SIGNS!

DOUBLE-WIDE HOME

24' X 60' SHOP/GARAGE, 5.01 ACRES

REAL ESTATE: 5.01 Acres improved with double-wide home consisting of living room, kitchen with built-in cabinets, laundry area, 2 or 3 bedrooms and 1.5 baths, large deck, central heat & air, detached 24' x 60' garage / shop building, pretty level land bordered by branch. IDEAL FOR HORSES, CATTLE, OTHER LIVESTOCK.

TRUCK • GOLF CART • MOWERS • TOOLS

CARPOR (to be moved)

(Selling for Cash or Good Check Sale Date)

1990 Chevy S-10 Pickup Truck, 4 Cylinder, 4 Speed, 131,000 Miles • Hyundai Golf Cart • Troy-Bilt 17.5HP Mower • Blue Hawk Lawn Sweeper • Craftsman 2-wheel Trailer • Craftsman Reel Mower • 15.5HP Riding Mower • Craftsman Radial Arm Saw • 12 Volt 15 Gallon Sprayer • Sears Table Saw • 2 Remote Control Airplanes • Hand Tools • Hand Sprayers • Jack Stands • Creeper • 3 Pt. Quick Attach • Misc. Nuts & Bolts • Clay Pigeon Thrower

FURNITURE: Acrosonic Piano with Bench • 6 Gun Cabinet • 3 Bar Stools • 3 Window Fans • Washtub • PLUS OTHER ITEMS!

CALL JIM AGEE @ 615-444-0909 FOR FURTHER INFORMATION

ESTATE OF TOM BRANDT - Donna Jones, ADM. - Robin Vance, Attorney

Video:

[https://www.facebook.com/AgeeAndJohnsonRealty/posts/2941054909274295?__xts__\[0\]=68.ARArAJABFOUImkAc](https://www.facebook.com/AgeeAndJohnsonRealty/posts/2941054909274295?__xts__[0]=68.ARArAJABFOUImkAc)

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FINANCING available thru Wilson Bank & Trust • Lynette Taylor @ 615-237-3302 or Southern Bank of TN • David Penuel @ 615-444-3700. Contact the lender of your choice to prequalify prior to sale date.

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 with balance due upon delivery of deed
 TITLE: Seller will furnish warranty deed; prorate 2020 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.



Contact **Agee & Johnson** Today!

| | |
|----------------------------|---|
| Auction Date | 2020-03-14 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 36 Parker Rd |
| Address City | Watertown |
| Address State | TN |
| Address Zipcode | 37184 |
| County | Wilson |
| Lot Size | 5.0 |
| Property Type | Residential |
| Auction Highlights | Absolute Auction Saturday March 14, 2020 at 10am 36 Parker Rd, Watertown, TN Double Wide Home, 24 x 60 Shop, 5.01 Acres Truck, Golf Cart, Mowers, Tools and more |
| Auction Time Start | 10:00AM |
| Auction Type | absolute |
| Is Home | yes |

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|----|------------------------------|--------------------|----------|----------------|-------------------|
| 10 | Wendy's | Fast Food | 7.85 mi | (615) 683-3421 | 8 Review(s) 3.5 |
| 11 | Arbys | Fast Food | 7.89 mi | (615) 683-3444 | 6 Review(s) 2.0 |
| 12 | KFC | Fast Food | 7.93 mi | (615) 683-1050 | 4 Review(s) 2.5 |
| 13 | Timberloft House of BBQ | Barbeque | 8 mi | (615) 683-5070 | 107 Review(s) 4.5 |
| 14 | McDonald's | Coffee & Tea | 8.02 mi | (615) 683-1000 | 12 Review(s) 2.5 |
| 15 | Taco Bell | Mexican | 8.05 mi | (615) 683-1050 | 4 Review(s) 2.0 |
| 16 | Waffle House | Diners | 8.05 mi | (615) 683-8615 | 9 Review(s) 3.0 |
| 17 | El Corral Mexican Restaurant | Mexican | 8.57 mi | (615) 683-8877 | 18 Review(s) 4.0 |
| 18 | Cloverleaf Restaurant | American (New) | 9.85 mi | (615) 536-5534 | 6 Review(s) 4.0 |
| 19 | Rojas Kitchen | Breakfast & Brunch | 11.03 mi | (615) 588-1202 | 2 Review(s) 3.0 |
| 20 | Sonic Drive-In | Burgers | 11.05 mi | (615) 735-9100 | 2 Review(s) 3.0 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|----------------------------|--------------------|----------|----------------|------------------|
| 1 | Three Forks Marketplace | Grocery | 3.82 mi | (615) 237-9777 | 2 Review(s) 1.5 |
| 2 | Gordonsville Shoprite | Grocery | 8.33 mi | (615) 683-3329 | 1 Review(s) 1.0 |
| 3 | Walmart Supercenter | Department Stores | 11.17 mi | (615) 735-2049 | 3 Review(s) 2.5 |
| 4 | Quik-N-Easy Deli & Market | Grocery | 11.54 mi | (615) 735-1677 | 1 Review(s) 4.0 |
| 5 | Walmart Supercenter | Department Stores | 12.91 mi | (615) 444-0471 | 17 Review(s) 2.0 |
| 6 | ALDI | Grocery | 13.2 mi | (855) 955-2534 | 3 Review(s) 4.5 |
| 7 | La Tienda Hispana | Grocery | 13.36 mi | (615) 444-9859 | 7 Review(s) 4.5 |
| 8 | Al's Foodtown | Grocery | 13.89 mi | (615) 449-8293 | 1 Review(s) 5.0 |
| 9 | Big Rock Market | Grocery | 14.26 mi | (931) 858-0967 | 6 Review(s) 1.0 |
| 10 | H. G. Hill's Grocery Store | Grocery | 15.06 mi | | 1 Review(s) 1.0 |
| 11 | Kroger | Grocery | 15.54 mi | (615) 449-4631 | 6 Review(s) 3.5 |
| 12 | Publix Super Markets | Grocery | 16.53 mi | (615) 444-2581 | 8 Review(s) 3.5 |
| 13 | Walmart Supercenter | Department Stores | 18.07 mi | (615) 215-7550 | 4 Review(s) 2.5 |
| 14 | Save A Lot | Grocery | 18.77 mi | (615) 597-8525 | 1 Review(s) 4.0 |
| 15 | Food Lion | Grocery | 18.83 mi | (615) 597-1311 | 2 Review(s) 3.0 |
| 16 | Piggly Wiggly | Grocery | 19.4 mi | (615) 374-0600 | 1 Review(s) 3.0 |
| 17 | Piggly Wiggly | Grocery | 20.65 mi | (615) 563-4082 | 3 Review(s) 3.5 |
| 18 | 96 Food Mart | Grocery | 20.93 mi | (615) 893-7070 | 2 Review(s) 2.0 |
| 19 | Save A Lot | Discount Store | 21.66 mi | (615) 563-4112 | 1 Review(s) 5.0 |
| 20 | Lascassas Market | Convenience Stores | 22.12 mi | (615) 396-8521 | 1 Review(s) 4.0 |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|-----------------------------------|---------------------|----------|----------------|-----------------|
| 1 | Casey J Owen, DDS | Endodontists | 7.91 mi | (615) 683-6161 | 1 Review(s) 5.0 |
| 2 | Jon A Long, DDS | General Dentistry | 11.71 mi | (615) 735-0808 | 1 Review(s) 5.0 |
| 3 | Riverview Regional Medical Center | Medical Centers | 11.75 mi | (615) 735-1560 | 1 Review(s) 2.0 |
| 4 | MidTenn Primary Care | Walk-in Clinics | 12.38 mi | (615) 547-6699 | 1 Review(s) 5.0 |
| 5 | Walmart Pharmacy | Pharmacy | 12.91 mi | (615) 449-0611 | 1 Review(s) 1.0 |
| 6 | Anycare 24 | Medical Centers | 13.11 mi | (615) 444-2121 | 3 Review(s) 3.5 |
| 7 | Aspen Dental | General Dentistry | 13.13 mi | (615) 444-5447 | 2 Review(s) 1.0 |
| 8 | Newman Dental Associates | Oral Surgeons | 13.18 mi | (615) 470-8550 | 1 Review(s) 5.0 |
| 9 | Healthy Bones Chiropractic | Chiropractors | 13.34 mi | (615) 549-8070 | 2 Review(s) 5.0 |
| 10 | The Massage Collection | Reflexology | 13.51 mi | (615) 443-1974 | 1 Review(s) 5.0 |
| 11 | Smile Gallery | General Dentistry | 13.57 mi | (615) 444-2069 | 5 Review(s) 4.0 |
| 12 | Tennessee Family Dental | Cosmetic Dentists | 13.67 mi | (615) 444-3185 | 3 Review(s) 5.0 |
| 13 | Hardin Family Chiropractic | Chiropractors | 13.77 mi | (615) 443-1000 | 1 Review(s) 5.0 |
| 14 | Gallaher John OD | Optometrists | 13.8 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 15 | Gallaher EyeCare | Optometrists | 13.8 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 16 | Wilson County Chiropractic | Chiropractors | 14.06 mi | (615) 449-6700 | 1 Review(s) 5.0 |
| 17 | Family Eye Med | Optometrists | 14.17 mi | (615) 449-0541 | 5 Review(s) 3.5 |
| 18 | John M. Pino, OD,PhD | Optometrists | 14.17 mi | (615) 449-0541 | 1 Review(s) 5.0 |
| 19 | STAR Physical Therapy | Physical Therapy | 14.18 mi | (615) 443-4938 | 2 Review(s) 3.0 |
| 20 | Flawless Reflection | Weight Loss Centers | 14.24 mi | (615) 489-6949 | 1 Review(s) 1.0 |

Area Schools / Education 20+

| # | Name | Type | Distance | Phone | GS Rating | Parent Rating |
|---|-----------------------|-------------|----------|----------------|-----------|---------------|
| 1 | Watertown High School | 9-12 Public | 3.29 mi | (615) 237-3434 | 7.0 | 3.0 |

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|----|----------------------------------|--------------|----------|-------------------|-----|-----|
| 2 | Watertown Middle School | 6-8 Public | 4.19 mi | (615) 237-4000 | 4.0 | N/A |
| 3 | Watertown Elementary School | K-8 Public | 4.44 mi | (615) 237-3821 | 6.0 | 3.0 |
| 4 | New Middleton Elementary School | PK-8 Public | 5.44 mi | (615) 683-8411 | N/A | 5.0 |
| 5 | Tuckers Cross Roads | K-8 Public | 7.7 mi | (615) 444-3956 | 4.0 | 3.0 |
| 6 | Gordonsville Elementary School | PK-6 Public | 8.34 mi | (615) 683-8252 | 6.0 | 4.0 |
| 7 | Gordonsville High School | 7-12 Public | 8.65 mi | (615) 683-8245 | 7.0 | 4.0 |
| 8 | Dekalb West Elementary School | PK-8 Public | 9.47 mi | (615) 536-5332 | 6.0 | 4.0 |
| 9 | Union Heights Elementary School | K-8 Public | 9.56 mi | (615) 735-1975 | 4.0 | 4.0 |
| 10 | Smith County Middle School | 5-8 Public | 9.97 mi | (615) 735-8277 | 6.0 | 4.0 |
| 11 | Smith County High School | 9-12 Public | 11.37 mi | (615) 735-9219 | 4.0 | 3.0 |
| 12 | Carthage Elementary School | PK-4 Public | 11.53 mi | (615) 735-0433 | 6.0 | 4.0 |
| 13 | Youth Emergency Services | 8-12 Private | 12.54 mi | (615) 898-0051 | N/A | N/A |
| 14 | Auburn Elementary School | K-8 Public | 12.62 mi | (615) 464-4342 | 5.0 | 5.0 |
| 15 | New Frontiers Academy | n/a Private | 12.84 mi | (615) 536-5639 | N/A | N/A |
| 16 | Wilson Co Adult High School | 9-12 Public | 12.84 mi | (615) 443-7199 | N/A | N/A |
| 17 | Forks River Elementary School | PK-8 Public | 13.07 mi | (615) 897-2676 | 6.0 | 5.0 |
| 18 | Tennessee Virtual On-Line School | K-12 Public | 13.31 mi | (615) 443-2681 x2 | 5.0 | N/A |
| 19 | Southside Elementary School | PK-8 Public | 13.57 mi | (615) 444-6330 | 6.0 | 4.0 |
| 20 | Sam Houston Elementary School | PK-5 Public | 13.72 mi | (615) 444-7494 | 6.0 | 4.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--|-----------------------|----------|----------------|------------------|
| 1 | Sellars State Farm Archaeological Area | Parks | 9.79 mi | | 1 Review(s) 3.0 |
| 2 | Carthage Dance Studio | Dance Studios | 10.38 mi | (615) 969-0547 | 1 Review(s) 5.0 |
| 3 | The Gun Room | Sporting Goods | 12 mi | (615) 453-6030 | 6 Review(s) 5.0 |
| 4 | The Dancing Lights Of Christmas | Kids Activities | 12.11 mi | | 4 Review(s) 4.0 |
| 5 | Center Hill Marina & Yacht Club | Boating | 12.47 mi | (615) 548-4315 | 1 Review(s) 1.0 |
| 6 | Anytime Fitness | Gyms | 12.96 mi | (615) 444-3484 | 7 Review(s) 4.5 |
| 7 | Wilkie's Outfitters | Rafting/Kayaking | 13.35 mi | (615) 784-4179 | 1 Review(s) 5.0 |
| 8 | Profectus Jiu-Jitsu Lebanon | Brazilian Jiu-jitsu | 13.36 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 9 | AJ's Adventures | Tubing | 13.79 mi | (888) 529-4329 | 5 Review(s) 1.0 |
| 10 | Guardian MMA Lebanon | Brazilian Jiu-jitsu | 13.88 mi | (615) 506-0428 | 1 Review(s) 5.0 |
| 11 | Jimmy Floyd Family Life Center | Fitness & Instruction | 14.03 mi | (615) 453-4545 | 4 Review(s) 3.5 |
| 12 | Pro Bowling Center | Bowling | 14.07 mi | (615) 449-3898 | 6 Review(s) 3.5 |
| 13 | Caney Fork Outdoors | Sporting Goods | 14.26 mi | (931) 858-5222 | 6 Review(s) 4.0 |
| 14 | Cedars of Lebanon State Park Swimming Pool | Swimming Pools | 14.49 mi | (615) 444-9797 | 5 Review(s) 4.5 |
| 15 | Cedars Of Lebanon State Park | Parks | 14.53 mi | (615) 443-2769 | 32 Review(s) 4.0 |
| 16 | Don Fox Park | Parks | 14.69 mi | (615) 449-0303 | 10 Review(s) 4.0 |
| 17 | Planet Fitness | Gyms | 14.84 mi | (615) 994-6905 | 1 Review(s) 5.0 |
| 18 | Edgar Evins State Park | Parks | 14.94 mi | (931) 646-3080 | 5 Review(s) 5.0 |
| 19 | Julia's Body Shop | Trainers | 15.4 mi | (615) 828-5385 | 2 Review(s) 5.0 |
| 20 | Premier Martial Arts | Martial Arts | 15.81 mi | (615) 443-4783 | 1 Review(s) 5.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---------------------------------|-----------------------|----------|----------------|------------------|
| 1 | Dainty Darlin | Accessories | 3.8 mi | (615) 604-6897 | 1 Review(s) 5.0 |
| 2 | Thornton Metals Studio | Jewelry | 3.84 mi | (615) 934-2771 | 1 Review(s) 5.0 |
| 3 | Dollar General Store | Fashion | 4.28 mi | (615) 237-0222 | 1 Review(s) 3.0 |
| 4 | Gordonsville Drugs | Drugstores | 7.78 mi | (615) 683-4400 | 1 Review(s) 5.0 |
| 5 | Country Store Quilt Shop | Fabric Stores | 7.82 mi | (615) 444-4228 | 1 Review(s) 4.0 |
| 6 | Pratt Orchard and Garden Center | Nurseries & Gardening | 8.33 mi | (615) 444-7742 | 1 Review(s) 4.0 |
| 7 | Norene General Store | Department Stores | 10.54 mi | (615) 286-2229 | 3 Review(s) 4.5 |
| 8 | Nana's Plant Farm | Nurseries & Gardening | 10.57 mi | (615) 444-8733 | 3 Review(s) 4.5 |
| 9 | D T McCall & Sons | Appliances | 10.97 mi | (615) 735-0165 | 11 Review(s) 3.5 |
| 10 | Import Cabover Trucks | Battery Stores | 11.13 mi | (615) 449-9483 | 1 Review(s) 1.0 |
| 11 | Walmart Supercenter | Department Stores | 11.17 mi | (615) 735-2049 | 3 Review(s) 2.5 |
| 12 | Smith County Drug Center | Drugstores | 11.48 mi | (615) 735-2223 | 1 Review(s) 5.0 |
| 13 | Tractor Supply | Home & Garden | 11.53 mi | (615) 735-2684 | 1 Review(s) 4.0 |
| 14 | Dutton's Market & Hardware | Hardware Stores | 11.7 mi | (615) 464-4774 | 1 Review(s) 1.0 |
| 15 | The Gun Room | Sporting Goods | 12 mi | (615) 453-6030 | 6 Review(s) 5.0 |
| 16 | Dollar General Store | Discount Store | 12.15 mi | (615) 443-0505 | 1 Review(s) 5.0 |

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|----|---------------------------------|-------------------|----------|----------------|------------------|
| 17 | Center Hill Marina & Yacht Club | Boating | 12.47 mi | (615) 548-4315 | 1 Review(s) 1.00 |
| 18 | JR Mowers Sales & Service | Landscaping | 12.51 mi | (615) 784-4006 | 3 Review(s) 3.50 |
| 19 | The Tobacco Shoppe | Tobacco Shops | 12.59 mi | (615) 449-2982 | 1 Review(s) 5.00 |
| 20 | Lebanon Distributing | Building Supplies | 12.61 mi | (615) 444-7060 | 1 Review(s) 5.00 |