

West Hutchins Bend Rd

Smithville, TN 37166

SOLD!

Auction
11/28/2020 10:00 am

ABSOLUTE AUCTION Saturday
November 28, 2020
10:00 AM

WEST HUTCHINS BEND ROAD, SMITHVILLE, TN
Directions: From Smithville, take Hwy. 70 South, go approximately 11 miles, turn right on Indian Mound Road, follow signs 7 miles to auction on West Hutchins Bend Road. Watch for signs!!!

**159 ACRES OVERLOOKING CENTER HILL LAKE
SELLING IN 9 BEAUTIFUL ACREAGE TRACTS**



UTILITY WATER - SOILS TESTED - SEPTIC APPROVED

159.861 acres, selling in 9 acreage tracts. All tracts front West Hutchins Bend Rd. and U.S. Corps of Engineers property overlooking beautiful Center Hill Lake in the rear. These tracts are covered with pretty hardwoods, have trails cut to access tracts, utility water available at road, soils tested and septic approved. These are beautiful wooded tracts with water views from the back. It is not often you will have the opportunity to buy Center Hill Lake acreage at Absolute Auction.

Open For Inspection - Look at Your Convenience - Call Jim Agee at 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Chad Colwell - 615-597-4663; or contact lender of your choice to prequalify prior to sale.
COVID 19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.
SALE TERMS: CASH AT CLOSING ON OR BEFORE 10 DAYS FROM AUCTION DATE.
SALE DATE TERMS: Pay 25% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed, provide 2002 property taxes, give possession with deed.
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND ASSESSMENTS 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 #2339



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

Jim Agee

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Phone (Cell): 615-504-0963

Email: ageej@realtracs.com

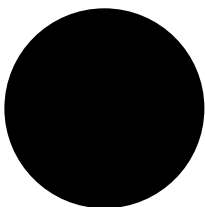


ABSOLUTE AUCTION**SATURDAY NOVEMBER 28, 2020****Located West Hutchins Bend Rd, Smithville, TN****DIRECTIONS: From Smithville, take Hwy 70 South, go approximately 11 miles, turn right on Indian Mound rd, follow signs 7 miles to auction on West Hutchins Bend Rd. Watch for Signs!!****159 ACRES OVERLOOKING CENTER HILL LAKE
SELLING IN 9 BEAUTIFUL TRACTS****UTILITY WATER • SOILS TESTED • SEPTIC APPROVED**

159.861 acres, selling in 9 acreage tracts. All tracts front West Hutchins Bend Rd. and U.S. Corps of Engineers property overlooking beautiful Center Hill Lake in the rear. These tracts are covered with pretty hardwoods, have trails cut to access tracts, utility water available at road, soils tested and septic approved. Tracts are perked for either 4 or 5 bedroom homes. These are beautiful wooded tracts with water views from the back. It is not often you will have the opportunity to buy Center Hill Lake acreage at Absolute Auction.

Tract 1: Consists of 17.408 acres • 5 bedrooms**Tract 2: Consists of 14.332 acres • 5 bedrooms****Tract 3: Consists of 14.560 acres • 5 bedrooms****Tract 4: Consists of 21.031 acres • 5 bedrooms****Tract 5: Consists of 21.096 acres • 5 bedrooms****Tract 6: Consists of 18.114 acres • 5 bedrooms****Tract 7: Consists of 19.027 acres • 4 bedrooms****Tract 8: Consists of 16.975 acres • 5 bedrooms****Tract 9: Consists of 17.318 acres • 5 bedrooms**

video:

<https://youtu.be/kdmsGA0sDZ4>**Land Is Open For Inspection - Look At Your Convenience**

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COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

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 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".

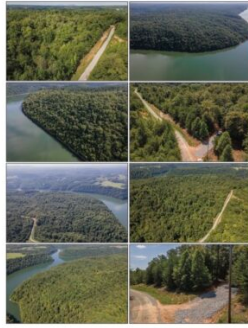
ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2020-11-28
Buyer's Agent Comp.	Call for Details
Address Street	West Hutchins Bend Rd
Address City	Smithville
Address State	TN
Address Zipcode	37166
County	DeKalb
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Rare Opportunity to Purchase Land on Center Hill Lake 159+ Acres Selling in 9 Tracts at Absolute Auction Sat Nov 28, 2020 Utility Water • Soils Tested • Septic Approved
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	no



Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+

- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Pates Ford Marina	Restaurants	2.72 mi	(615) 597-4807	1 Review(s) 1.0
2	Fish Lipz Grill	Sandwiches	2.72 mi	(615) 597-4807	6 Review(s) 3.5

3	Sligo Marina	American (New)	3.17 mi	(615) 597-5245	5 Review(s) 3.0
4	Hillcrest Restaurant	Cajun/Creole	4.15 mi	(931) 761-2225	7 Review(s) 5.0
5	Barbara's Cedar House Restaurant	American (Traditional)	5.52 mi	(931) 761-3463	2 Review(s) 3.0
6	Sonic Drive-In	Burgers	6.42 mi	(615) 597-9494	3 Review(s) 2.0
7	Central View Market & Grill	Burgers	6.5 mi	(931) 761-2900	2 Review(s) 5.0
8	Cookeville Dock Lighthouse Restaurant	Seafood	6.59 mi	(931) 858-4008	1 Review(s) 4.0
9	Mercadito Chabelita	Mexican	6.69 mi	(615) 215-7830	2 Review(s) 5.0
10	Webb's Pharmacy, Gifts & Soda Fountain	Pharmacy	6.76 mi	(615) 597-4186	1 Review(s) 5.0
11	Bumpers Drive In	Restaurants	6.76 mi	(615) 597-6190	6 Review(s) 3.5
12	McDonald's	Burgers	6.83 mi	(615) 597-8944	2 Review(s) 1.0
13	Hardee's	Burgers	6.84 mi	(615) 597-8570	2 Review(s) 1.0
14	Pizza Hut	Pizza	6.9 mi	(615) 597-1462	3 Review(s) 1.5
15	Los Lobos	Mexican	6.91 mi	(615) 215-8971	15 Review(s) 4.0
16	Taco Bell	Fast Food	6.92 mi	(615) 215-1050	4 Review(s) 1.5
17	Subway Restaurants	Sandwiches	6.93 mi	(615) 597-7111	3 Review(s) 2.5
18	China Garden	Chinese	7.05 mi	(615) 215-9000	8 Review(s) 4.0
19	Fireman One Bar-B-Que	Chicken Wings	7.05 mi	(615) 597-7474	2 Review(s) 5.0
20	Highway 56 N Market & Deli	Delis	7.05 mi	(615) 597-3300	1 Review(s) 5.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Highway 70 Market	Grocery	5.21 mi	(931) 761-7728	1 Review(s) 5.0
2	Save A Lot	Grocery	6.83 mi	(615) 597-8525	1 Review(s) 4.0
3	Food Lion	Grocery	6.84 mi	(615) 597-1311	2 Review(s) 3.0
4	Walmart Supercenter	Department Stores	7.7 mi	(615) 215-7550	4 Review(s) 2.5
5	Cotten's Marina	Grocery	9.37 mi	(931) 686-2373	3 Review(s) 2.5
6	Floyd's Hometown Foods	Grocery	12.53 mi	(931) 836-3931	1 Review(s) 2.0
7	Valley View Country Store	Grocery	13.5 mi	(931) 738-5465	1 Review(s) 5.0
8	Big Rock Market	Grocery	14.64 mi	(931) 858-0967	7 Review(s) 1.5
9	Walmart Supercenter	Department Stores	15.77 mi	(931) 473-0826	4 Review(s) 2.0
10	United Grocery Outlet	Grocery	15.88 mi	(931) 473-0693	1 Review(s) 5.0
11	Sam's Club	Wholesale Stores	18.47 mi	(931) 528-2070	6 Review(s) 3.0
12	Walmart Supercenter	Department Stores	19.5 mi	(931) 520-0232	7 Review(s) 1.5
13	Food Lion	Grocery	19.55 mi	(931) 528-8934	2 Review(s) 4.5
14	Kroger	Grocery	19.86 mi	(931) 520-0084	9 Review(s) 3.5
15	ALDI	Grocery	19.91 mi	(855) 955-2534	5 Review(s) 4.0
16	Crisp Springs Market	Grocery	19.92 mi	(931) 668-3020	2 Review(s) 5.0
17	Spring Street Foodtown	Grocery	20.07 mi	(931) 526-2992	3 Review(s) 4.5
18	Bread Box Food Store	Grocery	21.66 mi	(931) 528-3428	1 Review(s) 5.0
19	Gordonsville Shoprite	Grocery	22.11 mi	(615) 683-3329	1 Review(s) 1.0
20	Walmart Supercenter	Department Stores	23.03 mi	(931) 537-3880	2 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Webb's Pharmacy, Gifts & Soda Fountain	Pharmacy	6.76 mi	(615) 597-4186	1 Review(s) 5.0
2	Family Medical Center	Doctors	7.01 mi	(615) 597-4395	1 Review(s) 1.0
3	Family Care Chiropractic	Chiropractors	7.72 mi	(615) 215-2273	1 Review(s) 5.0
4	Saint Thomas DeKalb Hospital	Hospitals	7.86 mi	(615) 215-5000	2 Review(s) 4.5
5	Fast Pace Health Urgent Care Sparta	Urgent Care	11.93 mi	(931) 739-4000	1 Review(s) 2.0
6	Walmart	Department Stores	12.18 mi	(931) 738-3225	2 Review(s) 3.5
7	Life Care Center of Sparta	Physical Therapy	12.26 mi	(931) 738-9430	1 Review(s) 5.0
8	Saint Thomas Highlands Hospital	Hospitals	12.67 mi	(931) 738-9211	2 Review(s) 1.0
9	Merritt David OD	Optometrists	13.24 mi	(931) 836-2424	1 Review(s) 5.0
10	Webb Ty T MD	Doctors	14.96 mi	(931) 738-4465	1 Review(s) 1.0
11	Saint Thomas River Park Hospital	Obstetricians & Gynecologists	15.08 mi	(931) 815-4000	2 Review(s) 3.0
12	Aspen Dental	General Dentistry	15.44 mi	(931) 450-7177	3 Review(s) 1.5
13	Massage Mcminnville	Massage Therapy	15.6 mi	(931) 507-2256	1 Review(s) 5.0
14	Connor Terry OD	Optometrists	15.76 mi	(931) 473-0890	1 Review(s) 5.0
15	STAR Physical Therapy	Physical Therapy	15.77 mi	(931) 474-1900	1 Review(s) 5.0
16	Puffs & Stuff	Herbal Shops	16.17 mi	(931) 414-4155	1 Review(s) 5.0
17	Cumberland Clinic of Chiropractic	Chiropractors	16.17 mi	(931) 474-1474	1 Review(s) 5.0

18	The Sauna Place	Saunas	17.6 mi	(877) 525-3504	2 Review(s)	5.0
19	Robert H Jones, DDS	Orthodontists	18.22 mi	(931) 473-6200	1 Review(s)	5.0
20	Smile Doctors Braces by Jones Orthodontics	Orthodontists	18.22 mi	(931) 473-6200	2 Review(s)	5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Indian Mound School	8-12 Private	2.14 mi	(931) 761-5335	N/A	N/A
2	Cassville Elementary School	PK-5 Public	6.36 mi	(931) 761-2277	5.0	5.0
3	Central View Elementary School	K-5 Public	6.47 mi	(931) 761-2907	N/A	5.0
4	Smithville Elementary School	PK-2 Public	6.65 mi	(615) 597-4415	N/A	4.0
5	Northside Elementary School	2-5 Public	7.05 mi	(615) 597-1575	2.0	4.0
6	Dibrell Elementary School	PK-8 Public	8.96 mi	(931) 934-2301	5.0	4.0
7	De Kalb County High School	9-12 Public	9.17 mi	(615) 597-4094	3.0	3.0
8	Dekalb Middle School	6-8 Public	9.17 mi	(615) 597-7987	5.0	2.0
9	Dekalb County Adult High School	7-12 Public	9.28 mi	(615) 497-2254	N/A	N/A
10	Doyle Elementary School	PK-5 Public	11.68 mi	(931) 657-2287	4.0	5.0
11	Eastside Elementary School	PK-8 Public	12.43 mi	(931) 686-2392	3.0	5.0
12	White County High School	9-12 Public	12.67 mi	(931) 836-3214	5.0	3.0
13	Northfield Elementary School	K-5 Public	12.74 mi	(931) 761-7979	5.0	4.0
14	Woodland Park Elementary School	PK-5 Public	13.0 mi	(931) 738-3505	3.0	4.0
15	Findlay Elementary School	PK-5 Public	13.01 mi	(931) 738-2412	5.0	5.0
16	New Frontiers Academy	n/a Private	13.16 mi	(615) 536-5639	N/A	N/A
17	White Co Middle School	6-8 Public	13.23 mi	(931) 738-9238	5.0	4.0
18	White County Mennonite Christian Day School	1-8 Private	13.55 mi	(931) 738-8131	N/A	N/A
19	Faulkner Springs Christian School	1-8 Private	14.33 mi	(931) 668-4092	N/A	N/A
20	Short Mountain Elementary School	PK-8 Public	14.67 mi	(615) 563-4418	4.0	4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Riverwatch Golf Club	Golf	2.96 mi	(931) 761-8124	5 Review(s) 3.0
2	Sligo Marina	American (New)	3.17 mi	(615) 597-5245	5 Review(s) 3.0
3	Cookeville Boat Dock	Boating	6.59 mi	(931) 858-4008	1 Review(s) 5.0
4	Cookeville Dock Lighthouse Restaurant	Seafood	6.59 mi	(931) 858-4008	1 Review(s) 4.0
5	Rock Island State Park	Hiking	8 mi	(931) 837-4770	48 Review(s) 4.5
6	Center Hill Lake	Lakes	8.14 mi		1 Review(s) 5.0
7	Hurricane Marina	Marinas	9.44 mi	(931) 858-2221	2 Review(s) 2.5
8	Hidden Harbor Marina	Boating	9.92 mi	(615) 597-8800	9 Review(s) 3.5
9	Burgess Falls State Park	Parks	10.67 mi	(931) 432-5312	44 Review(s) 5.0
10	Jbeez Watercraft Rentals	Boating	11.16 mi	(931) 858-2628	9 Review(s) 3.5
11	Canoe the Caney	Rafting/Kayaking	11.21 mi	(800) 579-7893	84 Review(s) 3.0
12	Edgar Evins State Park	Parks	13.2 mi	(931) 646-3080	5 Review(s) 5.0
13	Center Hill Marina & Yacht Club	Boating	14.22 mi	(615) 548-4315	1 Review(s) 1.0
14	Caney Fork Outdoors	Sporting Goods	14.62 mi	(931) 858-5222	6 Review(s) 4.0
15	KP's McMinnville Lanes	Bowling	15.54 mi	(931) 473-6679	5 Review(s) 2.0
16	Gary Steele Karate Studio	Karate	15.6 mi	(931) 473-5425	2 Review(s) 3.0
17	Big Falls	Hiking	15.78 mi		1 Review(s) 5.0
18	Hot Wheels Skate Center	Skating Rinks	15.83 mi	(931) 474-7655	1 Review(s) 5.0
19	McMinnville City of	Swimming Pools	16.21 mi	(931) 473-7946	1 Review(s) 5.0
20	Smooth Rapids Outfitters and Kayak	Food	16.6 mi	(931) 452-9251	5 Review(s) 4.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Millies Quilting Services	Fabric Stores	5.56 mi	(931) 761-3271	1 Review(s) 1.0
2	Plant'n Prayers	Florists	6.74 mi	(615) 597-8978	1 Review(s) 5.0
3	Save A Lot	Grocery	6.83 mi	(615) 597-8525	1 Review(s) 4.0
4	DeKalb County Florist	Florists	7.02 mi	(615) 597-4443	1 Review(s) 5.0
5	Monogramming By Sherri	Home Decor	7.07 mi	(615) 305-6432	1 Review(s) 1.0
6	Walmart Photo Center	Photography Stores & Services	7.67 mi	(615) 215-7550	1 Review(s) 1.0
7	Turner and Sons Nursery & Produce	Nurseries & Gardening	7.68 mi	(931) 934-2355	1 Review(s) 5.0
8	Walmart Supercenter	Department Stores	7.7 mi	(615) 215-7550	4 Review(s) 2.5
9	Caldwell's Drug Store	Drugstores	7.71 mi	(615) 597-1988	1 Review(s) 5.0

10	Appalachian Center For Crafts	Arts & Crafts	8.96 mi	(615) 597-6801	2 Review(s)	4.5
11	Boyd & Boyd Nursery	Nurseries & Gardening	9.8 mi	(931) 934-2613	1 Review(s)	5.0
12	Bert Driver Nursery	Nurseries & Gardening	10.21 mi	(615) 597-9560	1 Review(s)	5.0
13	Town Hill Bicycle Shop	Bike Repair/Maintenance	10.65 mi	(931) 209-7884	1 Review(s)	5.0
14	Amazin' Acres of Fun	Pick Your Own Farms	12.08 mi	(931) 761-2971	4 Review(s)	4.0
15	Walmart	Department Stores	12.18 mi	(931) 738-3225	2 Review(s)	3.5
16	Mary's Greenhouse	Nurseries & Gardening	12.28 mi	(931) 668-2119	1 Review(s)	5.0
17	Potters Ace Home Center	Hardware Stores	12.38 mi	(931) 836-2271	1 Review(s)	1.0
18	Shaffield's Furniture	Furniture Stores	12.4 mi	(931) 837-7328	1 Review(s)	5.0
19	Computer Doctors	IT Services & Computer Repair	12.42 mi	(931) 837-4357	1 Review(s)	5.0
20	Morgan Furniture Center	Furniture Stores	12.74 mi	(931) 836-3111	2 Review(s)	3.0