

# 101 Village Square

Dowelltown, TN 37059

**SOLD!**

Auction  
12/12/2020 10:00 am

**ABSOLUTE AUCTION** Saturday  
December 12, 2020  
10:00 AM

**POST OFFICE & DUPLEX - DOWELLTOWN, TN**

**LOCATED 101, 105, 107 VILLAGE SQUARE, DOWELLTOWN, TN**  
Directions: From Lebanon take Watertown/Sparta exit (239) off I-40. Go East on US-70/Sparta Pike for 25.1 miles. Turn Left onto Village Square. Properties will be on left. Watch for signs!!!



**Post Office Building, Located 101 Village Square:** One story vinyl siding building containing 868 square feet per tax records on a 62x104' lot, currently under lease to the U.S. Postal Service for \$645 per month.

**Duplex 105 & 107 Village Square:** One story duplex containing 2,665 square feet per tax records. Each side consists of living room, kitchen, den, bath, laundry room and has central heat & air and all utilities metered separately. Both sides are currently rented.

**EXCELLENT INVESTMENT OPPORTUNITIES**

Can Be Seen 1 Hour Prior to Sale, Sale Date Only

Call Jim Agee at 615-444-0909 For Further Information

**Estate of Dwight McClanahan - Cheryl Henry, Vivian Hunter, Dwight Fitzgerald McClanahan, Sellers**

**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 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, provide 2000 property taxes, give possession with deed.

**BIDDERS 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 #2308



**615.444.0909**

[www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)

Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: [ageej@realtracs.com](mailto:ageej@realtracs.com)



# ABSOLUTE AUCTION

**SATURDAY DECEMBER 12, 2020**

**Located Village Square • Dowelltown TN**

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## **POST OFFICE • DUPLEX**

**LOCATED 101, 105 & 107 VILLAGE SQUARE • DOWELLTOWN, TN**

### **Post Office Building, Located 101 Village Square:**

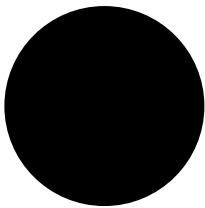
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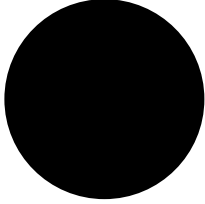
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**Jay White, Principal Auctioneer - License #2309**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2020-12-12
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	101 Village Square
<b>Address City</b>	Dowelltown
<b>Address State</b>	TN
<b>Address Zipcode</b>	37059
<b>County</b>	DeKalb
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday December 12, 2020 at 10am Post Office and Duplex • Village Square • Dowelltown TN
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



### Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+
- Grocery:** 17
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by [Yelp.com](https://www.yelp.com) & [GreatSchools.org](https://www.greatschools.org)

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Cloverleaf Restaurant	American (New)	2.24 mi	(615) 536-5534	5 Review(s) 4.0
2	Kilgore's Restaurant	Seafood	5.56 mi	(615) 215-8249	4 Review(s) 4.5
3	Alexandria Pizza And Steaks	Pizza	6.07 mi	(615) 529-2881	5 Review(s) 3.0
4	El Rancho	Mexican	6.08 mi	(615) 597-4272	5 Review(s) 5.0
5	White Possum Grille	American (Traditional)	6.17 mi	(615) 597-9009	21 Review(s) 3.5
6	Patty's Restaurant	Diners	6.88 mi	(615) 318-1158	6 Review(s) 3.0
7	Gino's Bar-B-Q	Barbeque	7.08 mi	(615) 597-6400	1 Review(s) 1.0
8	The Coppertop Restaurant	American (Traditional)	7.34 mi	(615) 548-4115	3 Review(s) 3.0
9	Fiesta Jalisco Mexican Grill	Mexican	7.54 mi	(615) 215-8220	5 Review(s) 5.0

10	White Possom Grille	Chicken Wings	8.06 mi	(615) 464-6108	3 Review(s) 2.0
11	China Garden	Chinese	8.09 mi	(615) 215-9000	8 Review(s) 4.0
12	Fireman One Bar-B-Que	Chicken Wings	8.09 mi	(615) 597-7474	2 Review(s) 5.0
13	Highway 56 N Market & Deli	Delis	8.09 mi	(615) 597-3300	1 Review(s) 5.0
14	The Galley	American (Traditional)	8.12 mi	(931) 858-2424	4 Review(s) 2.0
15	Subway Restaurants	Sandwiches	8.22 mi	(615) 597-7111	3 Review(s) 2.5
16	Taco Bell	Fast Food	8.23 mi	(615) 215-1050	4 Review(s) 1.5
17	Los Lobos	Mexican	8.24 mi	(615) 215-8971	15 Review(s) 4.0
18	Pizza Hut	Pizza	8.25 mi	(615) 597-1462	3 Review(s) 1.5
19	Hardee's	Burgers	8.31 mi	(615) 597-8570	2 Review(s) 1.0
20	McDonald's	Burgers	8.32 mi	(615) 597-8944	2 Review(s) 1.0

### Area Grocery 17

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	7.52 mi	(615) 215-7550	4 Review(s) 2.5
2	Save A Lot	Grocery	8.33 mi	(615) 597-8525	1 Review(s) 4.0
3	Food Lion	Grocery	8.34 mi	(615) 597-1311	2 Review(s) 3.0
4	Big Rock Market	Grocery	9.32 mi	(931) 858-0967	7 Review(s) 1.5
5	Gordonsville Shoprite	Grocery	11.02 mi	(615) 683-3329	1 Review(s) 1.0
6	Three Forks Marketplace	Grocery	12.07 mi	(615) 237-9777	2 Review(s) 1.5
7	Piggly Wiggly	Grocery	14.99 mi	(615) 563-4082	3 Review(s) 3.5
8	Save A Lot	Discount Store	15.45 mi	(615) 563-4112	1 Review(s) 5.0
9	Walmart Supercenter	Department Stores	16.04 mi	(615) 735-2049	3 Review(s) 2.5
10	Quik-N-Easy Deli & Market	Grocery	17.23 mi	(615) 735-1677	1 Review(s) 4.0
11	Highway 70 Market	Grocery	18.01 mi	(931) 761-7728	1 Review(s) 5.0
12	Walmart Supercenter	Department Stores	22.99 mi	(615) 444-0471	19 Review(s) 1.5
13	ALDI	Grocery	23.22 mi	(855) 955-2534	3 Review(s) 4.5
14	La Tienda Hispana	Grocery	23.57 mi	(615) 444-9859	7 Review(s) 4.5
15	Cotten's Marina	Grocery	23.72 mi	(931) 686-2373	3 Review(s) 2.5
16	Al's Foodland	Grocery	24.3 mi	(615) 449-8293	1 Review(s) 5.0
17	H. G. Hill's Grocery Store	Grocery	25.72 mi		1 Review(s) 1.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Saint Thomas DeKalb Hospital	Hospitals	7.31 mi	(615) 215-5000	2 Review(s) 4.5
2	Family Care Chiropractic	Chiropractors	7.45 mi	(615) 215-2273	1 Review(s) 5.0
3	Family Medical Center	Doctors	8.19 mi	(615) 597-4395	1 Review(s) 1.0
4	Webb's Pharmacy, Gifts & Soda Fountain	Pharmacy	8.4 mi	(615) 597-4186	1 Review(s) 5.0
5	Casey J Owen, DDS	Endodontists	11.01 mi	(615) 683-6161	1 Review(s) 5.0
6	Mountain View Medical Family Practice	Family Practice	14.39 mi	(615) 563-3245	1 Review(s) 1.0
7	Saint Thomas Stones River Hospital	Hospitals	14.41 mi	(615) 563-4001	2 Review(s) 1.0
8	Smile Creations	General Dentistry	14.79 mi	(615) 563-2112	1 Review(s) 5.0
9	Jon A Long, DDS	General Dentistry	17.23 mi	(615) 735-0808	1 Review(s) 5.0
10	Riverview Regional Medical Center	Medical Centers	17.29 mi	(615) 735-1560	1 Review(s) 2.0
11	Stones River Recovery	Rehabilitation Center	17.62 mi	(888) 512-3306	2 Review(s) 2.5
12	MidTenn Primary Care	Walk-in Clinics	22.6 mi	(615) 547-6699	1 Review(s) 5.0
13	Walmart Pharmacy	Pharmacy	22.99 mi	(615) 449-0611	1 Review(s) 1.0
14	Anycare 24	Medical Centers	23.12 mi	(615) 444-2121	3 Review(s) 3.5
15	Aspen Dental	General Dentistry	23.21 mi	(615) 444-5447	3 Review(s) 1.0
16	Newman Dental Associates	Oral Surgeons	23.36 mi	(615) 470-8550	1 Review(s) 5.0
17	Healthy Bones Chiropractic	Chiropractors	23.59 mi	(615) 549-8070	2 Review(s) 5.0
18	Back 2 Health Chiropractic	Chiropractors	23.74 mi	(615) 547-4854	1 Review(s) 5.0
19	The Massage Collection	Reflexology	23.75 mi	(615) 443-1974	1 Review(s) 5.0
20	Smile Gallery	General Dentistry	23.87 mi	(615) 444-2069	5 Review(s) 4.0

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	New Frontiers Academy	n/a Private	2.11 mi	(615) 536-5639	N/A	N/A
2	Dekalb West Elementary School	PK-8 Public	2.83 mi	(615) 536-5332	6.0	4.0
3	Dekalb County Adult High School	7-12 Public	5.99 mi	(615) 497-2254	N/A	N/A
4	De Kalb County High School	9-12 Public	6.11 mi	(615) 597-4094	3.0	3.0

5	Dekalb Middle School	6-8 Public	6.11 mi	(615) 597-7987	5.0	2.0
6	Northside Elementary School	2-5 Public	8.24 mi	(615) 597-1575	2.0	4.0
7	Smithville Elementary School	PK-2 Public	8.62 mi	(615) 597-4415	N/A	4.0
8	Auburn Elementary School	K-8 Public	9.85 mi	(615) 464-4342	5.0	5.0
9	Gordonsville High School	7-12 Public	11.02 mi	(615) 683-8245	7.0	4.0
10	Gordonsville Elementary School	PK-6 Public	11.09 mi	(615) 683-8252	6.0	4.0
11	Watertown High School	9-12 Public	11.7 mi	(615) 237-3434	7.0	3.0
12	New Middleton Elementary School	PK-8 Public	11.71 mi	(615) 683-8411	N/A	5.0
13	Short Mountain Elementary School	PK-8 Public	11.82 mi	(615) 563-4418	4.0	4.0
14	Watertown Middle School	6-8 Public	12.63 mi	(615) 237-4000	4.0	N/A
15	Watertown Elementary School	K-8 Public	12.78 mi	(615) 237-3821	6.0	3.0
16	Forks River Elementary School	PK-8 Public	14.68 mi	(615) 897-2676	6.0	5.0
17	Cannon County High School	9-12 Public	14.78 mi	(615) 563-2144	2.0	3.0
18	Smith County Middle School	5-8 Public	14.79 mi	(615) 735-8277	6.0	4.0
19	Woodbury Sda School	1-9 Private	14.79 mi	(615) 765-5330	N/A	N/A
20	Grace Emmanuel Christian Academy	12 Private	14.99 mi	(615) 542-3303	N/A	N/A

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Center Hill Marina & Yacht Club	Boating	6.41 mi	(615) 548-4315	1 Review(s) 1.0
2	Hidden Harbor Marina	Boating	6.75 mi	(615) 597-8800	9 Review(s) 3.5
3	Edgar Evins State Park	Parks	8.85 mi	(931) 646-3080	5 Review(s) 5.0
4	Caney Fork Outdoors	Sporting Goods	9.31 mi	(931) 858-5222	6 Review(s) 4.0
5	Hurricane Marina	Marinas	10.72 mi	(931) 858-2221	2 Review(s) 2.5
6	OK Corral Shooting Range	Gun/Rifle Ranges	11.21 mi	(615) 653-3779	9 Review(s) 4.5
7	Center Hill Lake	Lakes	11.33 mi		1 Review(s) 5.0
8	Jbeez Watercraft Rentals	Boating	12.73 mi	(931) 858-2628	9 Review(s) 3.5
9	Canoe the Caney	Rafting/Kayaking	12.78 mi	(800) 579-7893	84 Review(s) 3.0
10	Sligo Marina	American (New)	12.8 mi	(615) 597-5245	5 Review(s) 3.0
11	Riverwatch Golf Club	Golf	14.85 mi	(931) 761-8124	5 Review(s) 3.0
12	AJ's Adventures	Tubing	15.31 mi	(888) 529-4329	5 Review(s) 1.0
13	Carthage Dance Studio	Dance Studios	15.55 mi	(615) 969-0547	1 Review(s) 5.0
14	Cookeville Boat Dock	Boating	16.23 mi	(931) 858-4008	1 Review(s) 5.0
15	Cookeville Dock Lighthouse Restaurant	Seafood	16.23 mi	(931) 858-4008	1 Review(s) 4.0
16	Made in the Shade	RV Parks	19.24 mi	(931) 653-4486	4 Review(s) 2.5
17	Burgess Falls State Park	Parks	19.6 mi	(931) 432-5312	46 Review(s) 5.0
18	Sellars State Farm Archaeological Area	Parks	19.75 mi		1 Review(s) 3.0
19	Lake Meadow Farm	Horseback Riding	21.37 mi	(931) 653-4824	2 Review(s) 5.0
20	Rock Island State Park	Hiking	21.94 mi	(931) 837-4770	48 Review(s) 4.5

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Bert Driver Nursery	Nurseries & Gardening	4.94 mi	(615) 597-9560	1 Review(s) 5.0
2	Center Hill Marina & Yacht Club	Boating	6.41 mi	(615) 548-4315	1 Review(s) 1.0
3	Caldwell's Drug Store	Drugstores	7.47 mi	(615) 597-1988	1 Review(s) 5.0
4	Walmart Supercenter	Department Stores	7.52 mi	(615) 215-7550	4 Review(s) 2.5
5	Walmart Photo Center	Photography Stores & Services	7.55 mi	(615) 215-7550	1 Review(s) 1.0
6	Monogramming By Sherri	Home Decor	8.08 mi	(615) 305-6432	1 Review(s) 1.0
7	DeKalb County Florist	Florists	8.13 mi	(615) 597-4443	2 Review(s) 5.0
8	Save A Lot	Grocery	8.33 mi	(615) 597-8525	1 Review(s) 4.0
9	Plant'n Prayers	Florists	8.42 mi	(615) 597-8978	1 Review(s) 5.0
10	Dutton's Market & Hardware	Hardware Stores	8.78 mi	(615) 464-4774	1 Review(s) 1.0
11	Caney Fork Outdoors	Sporting Goods	9.31 mi	(931) 858-5222	6 Review(s) 4.0
12	Gordonsville Drugs	Drugstores	11.08 mi	(615) 683-4400	1 Review(s) 5.0
13	Wildwood Christmas Tree Farm	Christmas Trees	11.52 mi	(615) 464-2472	2 Review(s) 3.0
14	Appalachian Center For Crafts	Arts & Crafts	11.6 mi	(615) 597-6801	2 Review(s) 4.5
15	Thornton Metals Studio	Jewelry	12.17 mi	(615) 934-2771	1 Review(s) 5.0
16	Dainty Darlin	Accessories	12.23 mi	(615) 604-6897	1 Review(s) 5.0
17	Dollar General Store	Fashion	12.46 mi	(615) 237-0222	1 Review(s) 3.0
18	Briar Rose Flower & Gifts	Florists	14.63 mi	(615) 563-4403	1 Review(s) 5.0
19	Old Feed Store Antique Mall	Antiques	14.63 mi	(615) 563-2108	2 Review(s) 4.0

