

Opossum Hollow Rd

Watertown, TN 37184

SOLD!

Auction
03/06/2021 10:00AM

ABSOLUTE AUCTION	Saturday March 6, 2021 10:00 AM
OPOSSUM HOLLOW RD., WATERTOWN, TN 37184 Directions: From I-40 take Exit 245, right onto Linwood Rd., then left onto Bluebird Rd., go 4 miles, turn right onto South Commerce Rd., go 2.3 miles, slight left turn onto South Commerce Rd., go 2 mile, turn left onto Richmond Rd., go 1.6 miles and property will be on the left. Watch for signs!!!	
39.84 BEAUTIFUL ACRES - SELLING IN 5 TRACTS HILLTOP VIEWS	
	
PRIME BUILDING TRACTS RANGING FROM 5.98 ACRES TO 14.40 ACRES CITY WATER - SOILS TESTED - SEPTIC APPROVED	
39.84 picturesque acres, with breathtaking views of rolling hilltops on all tracts. Being offered in 5 tracts ranging in size from 5.98 acres to 14.40 acres. Dotted with trees, and ponds. Soils will be available on sale date. Site built homes, no modular or mobile homes. Tract 1: Consists of 5.98 acres with 253' road frontage. Tract 2: Consists of 6.65 acres with 273' road frontage, with pond. Tract 3: Consists of 14.40 acres with 127' road frontage, with two ponds. Tract 4: Consists of 6.67 acres with 309' road frontage. Tract 5: Consists of 6.14 acres with 294' road frontage, with pond.	
Call Jay White at 615-308-4421 For Further Information Robert & Mollie McEachern - Owners	
<small>FINANCING: Available through Wilson Bank & Trust - Danielle Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; 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 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 2002 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 #2209</small>	
 YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY	615.444.0909 www.AgeeAndJohnson.com

Listed By (Agent):

Jay White

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ABSOLUTE AUCTION

SATURDAY MARCH 6, 2021

Located Opossum Hollow Rd, Watertown TN 37184

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39.84 BEAUTIFUL ACRES • SELLING IN 5 TRACTS HILLTOP VIEWS

39.84 picturesque acres, with breathtaking views of rolling hilltops on all tracts. Being offered in 5 tracts ranging in size from 5.98 to 14.40 acres. Dotted with trees and ponds. Soils will be available on sale date. Site built homes, no modular or mobile homes.

Tract 1: Consists of 5.98 acres with 253' road frontage

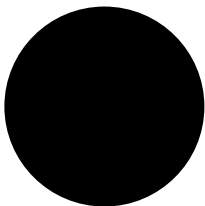
Tract 2: Consists of 6.65 acres with 273' road frontage, with pond

Tract 3: Consists of 14.40 acres with 127' road frontage, with pond

Tract 4: Consists of 6.67 acres with 309' road frontage

Tract 5: Consists of 6.14 acres with 294' road frontage, with pond

CITY WATER • SOILS TESTED • SEPTIC APPROVED



Land Is Open For Inspection - Look At Your Convenience

Contact Jay White for Further Information 615.308.4421 or 615.444.0909

Robert & Mollie McEachern, Owners

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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.

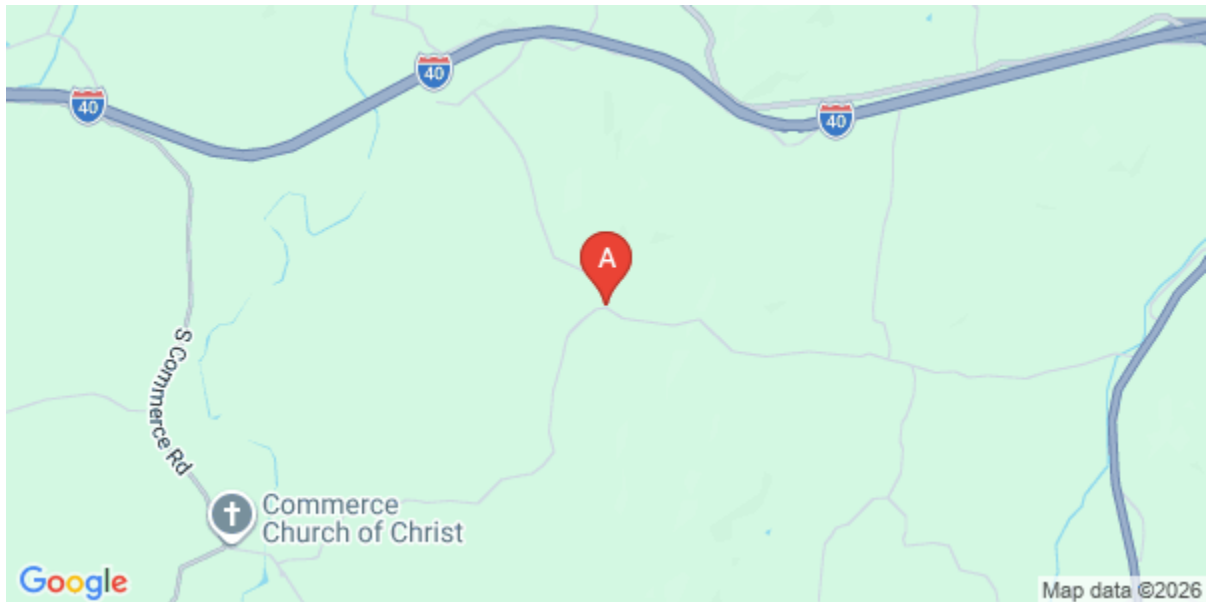
ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-03-06
Buyer's Agent Comp.	Call for Details
Address Street	Opossum Hollow Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Smith
Lot Size	39.8
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Room to Roam! 39.84 acres selling in 5 Tracts all with Stunning Hilltop Views! Saturday March 6, 2021 • 10am Opossum Hollow Rd Watertown TN
Auction Time Start	10:00AM
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](https://www.yelp.com) & [GreatSchools.org](https://www.greatschools.org)

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Depot Restaurant	Pop-Up Restaurants	4.91 mi	(615) 237-3976	2 Review(s) 5.0
2	Nona Lisa Pizzeria	Pizza	5.18 mi	(615) 237-0102	71 Review(s) 4.5
3	Mi Ranchito	Mexican	5.22 mi	(615) 237-0400	11 Review(s) 4.0
4	Depot Junction Cafe	American (Traditional)	5.27 mi	(615) 237-3976	16 Review(s) 2.5
5	Subway	Sandwiches	5.73 mi	(615) 237-3163	3 Review(s) 5.0
6	Alexandria Pizza And Steaks	Pizza	6.59 mi	(615) 529-2881	5 Review(s) 3.0
7	Bellacino's Pizza & Grinders	Pizza	6.95 mi	(615) 683-4000	16 Review(s) 4.5
8	Wendy's	Fast Food	6.96 mi	(615) 683-3421	8 Review(s) 3.5
9	Arbys	Fast Food	6.99 mi	(615) 683-3444	7 Review(s) 2.0
10	Cornerstone Cafe	Cafes	7.01 mi	(615) 683-8211	3 Review(s) 3.5
11	Timberloft House of BBQ	Barbeque	7.04 mi	(615) 683-5070	112 Review(s) 4.5
12	KFC	Fast Food	7.04 mi	(615) 683-1050	4 Review(s) 2.5
13	El Corral Mexican Restaurant	Mexican	7.07 mi	(615) 683-8877	22 Review(s) 4.0
14	Waffle House	Diners	7.08 mi	(615) 683-8615	11 Review(s) 3.5
15	McDonald's	Coffee & Tea	7.09 mi	(615) 683-1000	13 Review(s) 2.5
16	Taco Bell	Mexican	7.11 mi	(615) 683-1050	4 Review(s) 2.0
17	Aj's Bar & Grill	Bars	7.19 mi	(615) 547-4800	1 Review(s) 4.0
18	Rojas Kitchen	Breakfast & Brunch	9.33 mi	(615) 588-1202	4 Review(s) 3.0
19	Ebel's Tavern	Gastropubs	9.37 mi	(615) 588-1888	28 Review(s) 4.5
20	Sonic Drive-In	Burgers	9.47 mi	(615) 735-9100	2 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	5.33 mi	(615) 237-9777	4 Review(s) 3.5
2	Gordonsville Shoprite	Grocery	7.56 mi	(615) 683-3329	1 Review(s) 1.0
3	Walmart Supercenter	Department Stores	9.59 mi	(615) 735-2049	3 Review(s) 2.5
4	Quik-N-Easy Deli & Market	Grocery	9.78 mi	(615) 735-1677	1 Review(s) 4.0
5	Walmart Supercenter	Department Stores	12.53 mi	(615) 444-0471	19 Review(s) 1.5
6	La Tienda Hispana	Grocery	12.86 mi	(615) 444-9859	7 Review(s) 4.5
7	ALDI	Grocery	12.86 mi	(855) 955-2534	3 Review(s) 4.5
8	Al's Foodland	Grocery	13.19 mi	(615) 449-8293	1 Review(s) 5.0
9	H. G. Hill's Grocery Store	Grocery	13.94 mi		1 Review(s) 1.0
10	Big Rock Market	Grocery	14.43 mi	(931) 858-0967	8 Review(s) 1.5
11	Kroger	Grocery	15.04 mi	(615) 449-4631	6 Review(s) 3.5
12	Publix Super Markets	Grocery	15.99 mi	(615) 444-2581	8 Review(s) 3.5
13	Piggly Wiggly	Grocery	17.46 mi	(615) 374-0600	1 Review(s) 3.0
14	Walmart Supercenter	Department Stores	19.34 mi	(615) 215-7550	4 Review(s) 2.5
15	Save A Lot	Grocery	19.99 mi	(615) 597-8525	1 Review(s) 4.0
16	Food Lion	Grocery	20.06 mi	(615) 597-1311	2 Review(s) 3.0
17	Stagecoach General Store	Grocery	21.14 mi	(615) 452-0808	1 Review(s) 1.0
18	96 Food Mart	Grocery	22.62 mi	(615) 893-7070	2 Review(s) 2.0
19	Lascassas Market	Convenience Stores	23.82 mi	(615) 396-8521	1 Review(s) 4.0
20	Publix	Grocery	24.39 mi	(615) 849-6254	10 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Casey J Owen, DDS	Endodontists	7.12 mi	(615) 683-6161	1 Review(s) 5.0
2	Jon A Long, DDS	General Dentistry	9.98 mi	(615) 735-0808	1 Review(s) 5.0
3	Riverview Regional Medical Center	Medical Centers	10.02 mi	(615) 735-1560	1 Review(s) 2.0
4	MidTenn Primary Care	Walk-in Clinics	11.89 mi	(615) 547-6699	1 Review(s) 5.0
5	Walmart Pharmacy	Pharmacy	12.53 mi	(615) 449-0611	1 Review(s) 1.0
6	Newman Dental Associates	Oral Surgeons	12.71 mi	(615) 470-8550	1 Review(s) 5.0
7	Aspen Dental	General Dentistry	12.75 mi	(615) 444-5447	3 Review(s) 1.0
8	Anycare 24	Medical Centers	12.78 mi	(615) 444-2121	3 Review(s) 3.5
9	Healthy Bones Chiropractic	Chiropractors	12.81 mi	(615) 549-8070	2 Review(s) 5.0
10	Back 2 Health Chiropractic	Chiropractors	12.96 mi	(615) 547-4854	1 Review(s) 5.0
11	Smile Gallery	General Dentistry	12.98 mi	(615) 444-2069	5 Review(s) 4.0
12	The Massage Collection	Reflexology	12.98 mi	(615) 443-1974	1 Review(s) 5.0

13	Tennessee Family Dental - Lebanon	Cosmetic Dentists	13.14 mi	(615) 444-3185	4 Review(s)	5.0
14	Hardin Family Chiropractic	Chiropractors	13.24 mi	(615) 443-1000	1 Review(s)	5.0
15	Gallaher John OD	Optometrists	13.27 mi	(615) 444-9111	1 Review(s)	5.0
16	Gallaher EyeCare	Optometrists	13.27 mi	(615) 444-9111	1 Review(s)	5.0
17	Wilson County Chiropractic	Chiropractors	13.54 mi	(615) 449-6700	1 Review(s)	5.0
18	Family Eye Med	Optometrists	13.57 mi	(615) 449-0541	5 Review(s)	3.5
19	John M. Pino, OD,PhD	Optometrists	13.57 mi	(615) 449-0541	1 Review(s)	5.0
20	STAR Physical Therapy	Physical Therapy	13.57 mi	(615) 443-4938	3 Review(s)	3.5

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	New Middleton Elementary School	PK-8 Public	4.23 mi	(615) 683-8411	N/A	5.0
2	Watertown High School	9-12 Public	4.91 mi	(615) 237-3434	7.0	3.0
3	Watertown Middle School	6-8 Public	5.59 mi	(615) 237-4000	4.0	N/A
4	Watertown Elementary School	K-8 Public	5.82 mi	(615) 237-3821	6.0	3.0
5	Tuckers Cross Roads	K-8 Public	6.67 mi	(615) 444-3956	4.0	3.0
6	Union Heights Elementary School	K-8 Public	7.46 mi	(615) 735-1975	4.0	4.0
7	Gordonsville Elementary School	PK-6 Public	7.56 mi	(615) 683-8252	6.0	4.0
8	Gordonsville High School	7-12 Public	7.92 mi	(615) 683-8245	7.0	4.0
9	Smith County Middle School	5-8 Public	8.47 mi	(615) 735-8277	6.0	4.0
10	Smith County High School	9-12 Public	9.68 mi	(615) 735-9219	4.0	3.0
11	Carthage Elementary School	PK-4 Public	9.89 mi	(615) 735-0433	6.0	4.0
12	Dekalb West Elementary School	PK-8 Public	11.26 mi	(615) 536-5332	6.0	4.0
13	Forks River Elementary School	PK-8 Public	12.02 mi	(615) 897-2676	6.0	5.0
14	Youth Emergency Services	8-12 Private	12.03 mi	(615) 898-0051	N/A	N/A
15	Wilson Co Adult High School	9-12 Public	12.35 mi	(615) 443-7199	N/A	N/A
16	Sam Houston Elementary School	PK-5 Public	12.98 mi	(615) 444-7494	6.0	4.0
17	Tennessee Virtual On-Line School	K-12 Public	13.22 mi	(615) 443-2681 x2	5.0	N/A
18	Southside Elementary School	PK-8 Public	13.3 mi	(615) 444-6330	6.0	4.0
19	Coles Ferry Elementary School	PK-5 Public	13.32 mi	(615) 443-1946	6.0	4.0
20	Walter J. Baird Middle School	6-8 Public	13.37 mi	(615) 444-2190	7.0	4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Carthage Dance Studio	Dance Studios	8.79 mi	(615) 969-0547	1 Review(s) 5.0
2	Sellars State Farm Archaeological Area	Parks	9.63 mi		1 Review(s) 3.0
3	The Gun Room	Sporting Goods	11.6 mi	(615) 453-6030	6 Review(s) 5.0
4	The Dancing Lights Of Christmas	Kids Activities	11.63 mi		12 Review(s) 3.5
5	AJ's Adventures	Tubing	12.71 mi	(888) 529-4329	5 Review(s) 1.0
6	Wilkie's Outfitters	Rafting/Kayaking	12.8 mi	(615) 784-4179	1 Review(s) 5.0
7	Anytime Fitness	Gyms	12.8 mi	(615) 547-4736	7 Review(s) 4.5
8	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	12.85 mi	(804) 305-2321	1 Review(s) 5.0
9	Center Hill Marina & Yacht Club	Boating	13 mi	(615) 548-4315	1 Review(s) 1.0
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	13.3 mi	(615) 506-0428	1 Review(s) 5.0
11	Jimmy Floyd Family Life Center	Fitness & Instruction	13.42 mi	(615) 453-4545	4 Review(s) 3.5
12	Pro Bowling Center	Bowling	13.48 mi	(615) 449-3898	6 Review(s) 3.5
13	Don Fox Park	Parks	14.11 mi	(615) 449-0303	9 Review(s) 4.0
14	Planet Fitness	Gyms	14.27 mi	(615) 994-6905	2 Review(s) 3.0
15	Caney Fork Outdoors	Sporting Goods	14.43 mi	(931) 858-5222	6 Review(s) 4.0
16	Julia's Body Shop	Trainers	14.88 mi	(615) 828-5385	2 Review(s) 5.0
17	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	15.17 mi	(615) 444-9797	5 Review(s) 4.5
18	Cedars Of Lebanon State Park	Parks	15.2 mi	(615) 443-2769	36 Review(s) 4.0
19	Premier Martial Arts	Martial Arts	15.27 mi	(615) 443-4783	1 Review(s) 5.0
20	Edgar Evins State Park	Parks	15.28 mi	(931) 646-3080	5 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dainty Darlin	Accessories	5.25 mi	(615) 604-6897	1 Review(s) 5.0
2	Thornton Metals Studio	Jewelry	5.32 mi	(615) 934-2771	1 Review(s) 5.0
3	Dollar General Store	Fashion	5.72 mi	(615) 237-0222	1 Review(s) 3.0
4	Gordonsville Drugs	Drugstores	6.96 mi	(615) 683-4400	1 Review(s) 5.0

5	Pratt Orchard and Garden Center	Nurseries & Gardening	7.47 mi	(615) 444-7742	1 Review(s) 4.0
6	Country Store Quilt Shop	Fabric Stores	8.25 mi	(615) 444-4228	1 Review(s) 4.0
7	Spar Gas	Appliances & Repair	8.78 mi	(615) 451-1937	1 Review(s) 1.0
8	D T McCall & Sons	Appliances	9.27 mi	(615) 735-0165	11 Review(s) 3.5
9	Walmart Supercenter	Department Stores	9.59 mi	(615) 735-2049	3 Review(s) 2.5
10	Smith County Drug Center	Drugstores	9.75 mi	(615) 735-2223	1 Review(s) 5.0
11	Tractor Supply	Home & Garden	9.76 mi	(615) 735-2684	1 Review(s) 4.0
12	Nana's Plant Farm	Nurseries & Gardening	10.38 mi	(615) 444-8733	3 Review(s) 4.5
13	e.Allen	Women's Clothing	11.02 mi	(615) 915-2571	16 Review(s) 3.0
14	The Gun Room	Sporting Goods	11.6 mi	(615) 453-6030	6 Review(s) 5.0
15	Dollar General Store	Discount Store	11.71 mi	(615) 443-0505	1 Review(s) 5.0
16	Norene General Store	Department Stores	11.79 mi	(615) 286-2229	3 Review(s) 4.5
17	Lebanon Distributing	Building Supplies	11.99 mi	(615) 444-7060	1 Review(s) 5.0
18	The Tobacco Shoppe	Tobacco Shops	12 mi	(615) 449-2982	1 Review(s) 5.0
19	JR Mowers Sales & Service	Landscaping	12.01 mi	(615) 784-4006	3 Review(s) 3.5
20	Ferguson Plumbing Supply	Kitchen & Bath	12.16 mi	(615) 444-7681	1 Review(s) 5.0