

2 Locations TN

SOLD!

Auction
04/10/2021 10:00 am

ABSOLUTE AUCTION

**Saturday
April 10, 2021
10:00 & 11:00 AM**

**1815 STATESVILLE RD., WATERTOWN, TN 37184
~ AND ~
128 OLD TRAMMEL LN., LEBANON, TN 37090**

TWO HOMES ON 5 ACRE TRACTS

10:00 AM

1815 Statesville Rd., Watertown, TN

Directions: From I-40 Exit 239 Lebanon, head southeast on US-70 E/Sparta Pike toward Watertown. Go 10.7 miles. Turn right onto TN-267 S/Statesville Rd. Go 1.6 miles. Property will be on the left. Watch for signs!!

Primitive 2 story farmhouse built in 1908. Home is 1500 sq. ft. with 3 bedrooms, 1.5 baths. Home features hardwood floors, living room, kitchen with built in cabinets, detached garage/barn. Sitting on 5 acres.



11:00 AM

128 Old Trammel Ln., Lebanon, TN

Directions: From I-40 Exit 239 Lebanon, head southeast on US-70 E/Sparta Pike toward Watertown. Go 6.5 miles. Turn right onto TN-265 W/Trammel Lane. Go 0.6 mile. Turn left onto Davis Lane.

Go 374 ft., turn left onto Old Trammel Lane. Property will be on the right. Watch for signs!!
Ranch brick 4 bedroom, 1 bath home. Approximately 1700 sq. ft. Built in 1968. Home features carpet and vinyl flooring with living room, kitchen with built in cabinets, detached garage/barn. Sitting on 5 acres.



Call Hayden White at 615-587-1152 or Jay White at 615-444-0909 For Further Information
Rodger Mitchell Properties - Seller

FINANCING: Available through Wilson Bank & Trust - Danielle Sampson - 615-444-2065 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.
TITLE: Seller will furnish warranty deed, provide 2002 property taxes, give possession with deed.
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND OBTAIN SURVEY 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



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

Hayden White

Phone (Office): 615-444-0909

Phone (Cell): 615-587-1152

Email: jhwhite@realtracs.com

Website: <http://haydenwhiterealtor.com/>



Listed By (Agent):

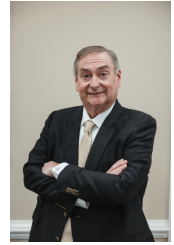
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY APRIL 10, 2021 • BEGINNING at 10AM

Progressive Absolute Auction beginning at 10:00am on Saturday April 10, 2021

10:00am: 1815 Statesville Rd, Watertown TN

11:00am: 128 Old Trammel Lane, Lebanon TN

10:00 AM

1815 Statesville Rd • Watertown

Directions: From I-40 Exit 239 Lebanon, head southeast on US-70 E/Sparta Pike toward Watertown. Go 10.7 miles. Turn right onto TN-267 S/Statesville Rd. Go 1.8 miles. Property will be on the left. Watch for signs!!!

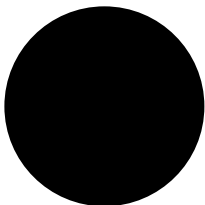
Primitive 2 story farmhouse built in 1908. Home is 1500 sq. ft. with 3 bedrooms, 1.5 baths. Home features hardwood floors, living room, kitchen with built in cabinets, detached garage/barn. Sitting on 5 acres.

11:00am

128 Old Trammel Lane • Lebanon, TN

Directions: From I-40 Exit 239 Lebanon, head southeast on US-70 E/Sparta Pike toward Watertown. Go 6.5 miles. Turn right onto TN-265 W/Trammel Lane. Go 0.8 mile. Turn left onto Davis Lane. Go 374 ft., turn left onto Old Trammel Lane. Property will be on the right. Watch for signs!!!

Ranch brick 4 bedroom, 1 bath home. Approximately 1,700 sq. ft. Built in 1948. Home features carpet and vinyl flooring with living room, kitchen with built in cabinets, detached garage/barn. Sitting on 5 acres.



Call Hayden White at 615-587-1152 or

Jay White at 615-444-0909 For Further Information

Rodger Mitchell Properties - Seller

FINANCING: Available through Wilson Bank & Trust - Daniel 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 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	2021-04-10
Buyer's Agent Comp.	Call for Details
Address Street	2 Locations
Address State	TN
County	Wilson County
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Two Homes each with a 5 acre Tract 1815 Statesville Rd, Watertown • 128 Old Trammel Ln, Lebanon Saturday April 10 @ 10am
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

Restaurants: 20+

Schools / Education: 20+

Grocery: 20+

Attractions / Things to Do: 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Handlebars	Bars	0.34 mi	(615) 890-5661	9 Review(s) 4.0
2	Pupuseria Salvadorena	Salvadoran	0.52 mi	(615) 396-8821	12 Review(s) 4.5
3	Thai Spice	Thai	0.53 mi	(615) 895-9757	70 Review(s) 3.5
4	Kitchen Way Gyro Deli	Breakfast & Brunch	0.53 mi	(615) 848-5032	37 Review(s) 4.5
5	Wingstop	Chicken Wings	0.65 mi	(615) 848-2929	54 Review(s) 2.0
6	Garden Greek Grill	Greek	0.65 mi	(615) 624-8278	17 Review(s) 4.5
7	Waffle House	Breakfast & Brunch	0.68 mi	(615) 217-4449	18 Review(s) 3.0
8	Bee Hive Bistro	American (Traditional)	0.69 mi	(615) 546-4902	11 Review(s) 4.0
9	Gentleman Jim's Bar & Grill 1	American (Traditional)	0.72 mi	(615) 896-9716	5 Review(s) 4.0
10	Tokyo Grill	Japanese	0.74 mi	(615) 893-2828	18 Review(s) 2.5
11	Little Caesars Pizza	Pizza	0.76 mi	(615) 890-6600	6 Review(s) 3.0
12	Culver's	Burgers	0.77 mi	(615) 624-6713	14 Review(s) 3.5
13	Nacho's	Mexican	0.79 mi	(615) 907-2700	67 Review(s) 3.5
14	Subway	Sandwiches	0.8 mi	(615) 895-1280	4 Review(s) 1.5
15	Jet's Pizza	Pizza	0.81 mi	(615) 890-1214	13 Review(s) 3.0
16	Taco Bell	Fast Food	0.82 mi	(615) 907-3016	8 Review(s) 3.0
17	Camino Real	Mexican	0.83 mi	(615) 867-1119	16 Review(s) 3.0

18	Dairy Queen Grill & Chill	Burgers	0.84 mi	(615) 217-4099	9 Review(s) 3.0★
19	Cook Out	Burgers	0.85 mi	(866) 547-0011	61 Review(s) 3.5★
20	Pita Pit	Sandwiches	0.87 mi	(615) 900-4554	25 Review(s) 4.5★

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Grocery	0.8 mi	(615) 896-4650	9 Review(s) 2.0★
2	La Esquina Market	Grocery	1.64 mi	(615) 603-7632	14 Review(s) 4.0★
3	Noi's Oriental Market	Grocery	1.75 mi	(615) 895-8757	3 Review(s) 3.0★
4	Save A Lot	Grocery	2.01 mi	(615) 848-9468	1 Review(s) 1.0★
5	Kroger	Grocery	2.13 mi	(615) 907-6223	17 Review(s) 2.5★
6	Publix Super Markets	Grocery	2.49 mi	(615) 849-4290	8 Review(s) 4.5★
7	Jr's Foodland	Grocery	2.5 mi	(615) 893-7272	3 Review(s) 4.5★
8	Sombouns Asian Market	Specialty Food	2.53 mi	(615) 895-5102	7 Review(s) 4.0★
9	United Grocery Outlet	Grocery	2.66 mi	(615) 849-3545	3 Review(s) 4.0★
10	Puckett's Gro. & Restaurant	American (Traditional)	2.68 mi	(629) 201-6916	167 Review(s) 3.5★
11	Bp Oil	Grocery	2.92 mi	(615) 895-1127	1 Review(s) 3.0★
12	Al Rayan Resturant and Market	Grocery	2.99 mi	(615) 494-5977	78 Review(s) 4.5★
13	Lascassas Market	Convenience Stores	3.22 mi	(615) 396-8521	1 Review(s) 4.0★
14	Walmart Supercenter	Grocery	3.35 mi	(615) 995-7092	3 Review(s) 1.0★
15	Walmart Supercenter	Grocery	3.35 mi	(615) 995-7092	10 Review(s) 1.5★
16	Mercados Marias	Grocery	3.38 mi	(615) 217-9764	8 Review(s) 3.5★
17	Sprouts Farmers Market	Grocery	3.54 mi	(615) 486-6081	33 Review(s) 4.0★
18	Kroger	Drugstores	3.79 mi	(615) 867-2216	9 Review(s) 2.5★
19	96 Food Mart	Grocery	4.33 mi	(615) 893-7070	2 Review(s) 2.0★
20	Kroger	Grocery	4.5 mi	(615) 890-7119	3 Review(s) 2.5★

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Reeves-Rogers Elementary	PK-6 Public	1.26 mi	Array	3.0★	N/A
2	Daniel Mckee Alternative School	6-12 Public	1.32 mi	(615) 890-2282	N/A	2.0★
3	Hobgood Elementary School	K-6 Public	1.37 mi	(615) 895-2744	5.0★	5.0★
4	Cedar Grove School	5-12 Private	1.79 mi	(615) 895-9590	N/A	N/A
5	Homer Pittard Campus School	K-5 Public	1.81 mi	(615) 895-1030	7.0★	5.0★
6	Central Magnet School	6-12 Public	2.02 mi	(615) 904-6789	8.0★	N/A
7	St Rose Of Lima Catholic School	K-8 Private	2.18 mi	(615) 898-0555	N/A	4.0★
8	Bradley Academy - An Arts Integrated School	K-6 Public	2.27 mi	(615) 895-2672	5.0★	5.0★
9	Holloway High School	9-12 Public	2.33 mi	(615) 890-6004	3.0★	5.0★
10	Black Fox Elementary School	K-6 Public	2.37 mi	(615) 893-6395	6.0★	4.0★
11	Bellwood Christian Academy	3-10 Private	2.63 mi	(615) 890-5553	N/A	5.0★
12	The Discovery School @ Bellwood	K-6, 8 Public	2.72 mi	(615) 895-2123	9.0★	5.0★
13	Oakland High School	9-12 Public	2.78 mi	(615) 904-3780	6.0★	4.0★
14	Genesis Teen Learning Center	8-12 Private	2.85 mi	(615) 898-0051	N/A	N/A
15	Stones River Academy	1-10 Private	2.85 mi	(615) 898-0051	N/A	3.0★
16	Middle Tennessee Christian School	PK-12 Private	2.88 mi	(615) 893-0602	N/A	4.0★
17	Oakland Middle School	6-8 Public	3.08 mi	(615) 904-6760	6.0★	N/A
18	John Pittard Elementary School	K-6 Public	3.09 mi	(615) 893-2313	5.0★	4.0★
19	Mcfadden School Of Excellence	K-5 Public	3.18 mi	(615) 893-7251	N/A	4.0★
20	Rutherford County Community Learning Center	9-12 Private	3.3 mi	(615) 896-4501	N/A	5.0★

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Total Fitness Kickboxing - Murfreesboro	Kickboxing	0.65 mi	(615) 603-7367	1 Review(s) 5.0★
2	Patterson Park Community Center	Gyms	2.18 mi	(615) 893-7439	6 Review(s) 4.0★
3	Citizens Safety Academy	Gun/Rifle Ranges	2.44 mi	(615) 801-8007	1 Review(s) 5.0★
4	Quality of Life Fitness	Trainers	2.69 mi	(615) 617-9299	1 Review(s) 5.0★
5	Garage Barre + Bike	Barre Classes	2.7 mi	(615) 580-7630	6 Review(s) 5.0★
6	Murfreesboro Axe	Axe Throwing	2.81 mi	(615) 956-6996	4 Review(s) 4.0★
7	Climb Murfreesboro	Rock Climbing	2.91 mi	(615) 280-8460	8 Review(s) 4.0★
8	Murfreesboro Athletic Club	Gyms	2.98 mi	(615) 396-0999	23 Review(s) 3.5★
9	DM Fitness	Trainers	2.98 mi	(615) 275-9217	1 Review(s) 5.0★

10	Crossfit Barbell Battalion	Gyms	3.01 mi	(615) 337-9332	1 Review(s) 5.0
11	The Ascent	Rock Climbing	3.03 mi	(615) 796-6545	11 Review(s) 4.0
12	Jeremy Head Golf Shop and Academy	Golf Lessons	3.06 mi	(615) 410-7129	3 Review(s) 5.0
13	Flat Rock Cedar Glades and Barrens State Natural Area	Hiking	3.06 mi	(615) 532-0431	2 Review(s) 3.5
14	Strong Body Nutrition	Fitness & Instruction	3.07 mi	(615) 895-4090	1 Review(s) 5.0
15	Gold's Gym	Trainers	3.11 mi	(615) 956-6016	17 Review(s) 3.0
16	Your Infinite Being	Gyms	3.17 mi	(901) 581-5581	3 Review(s) 5.0
17	Championtone Fitness	Gyms	3.17 mi	(615) 473-1952	3 Review(s) 5.0
18	Early Learning Center at MTCS	Preschools	3.2 mi	(615) 692-5000	1 Review(s) 1.0
19	ETC Gymnastics	Gymnastics	3.26 mi	(615) 867-6900	3 Review(s) 4.5
20	The Great Escape	Comic Books	3.29 mi	(615) 900-1937	4 Review(s) 4.0