

ABSOLUTE AUCTION

**Saturday
October 16, 2021
10:00 AM**

4555 DIXON CREEK ROAD, DIXON SPRINGS, TN 37057

Directions: From Hartsville, TN, take Hwy 25-East 7 miles, turn left on Young Branch Road, go 1 mile, turn left on Cato Road which becomes Dixon Creek Road, go 3 miles, turn right to stay on Dixon Creek Road, go 1.4 miles, turn left to stay on Dixon Creek Road to auction property at 4555. Watch for signs!!!

**108 PRIME ACRES - HOUSE & TWO BARNES
SELLING IN 13 TRACTS - 3.43 TO 14.71 ACRES
UTILITY WATER AVAILABLE - SOILS TESTED FOR SEPTIC SYSTEMS**



108 Prime Acres, improved with house & two barns, selling in 13 acreage tracts ranging in size from 3.43 to 14.71 acres. All tracts front Dixon Creek Road, have utility water available, have been soils tested for septic systems (details sale date), and many excellent building sites.

Tract 8: 5.13 acres, improved with neat, clean 1-1/2 story country home featuring living room, kitchen-dining area, den, 4 bedrooms (2 down & 2 up), 1 bath and 1 room basement. Move in ready!

Tract 1: 3.51 acres - improved with large barn

Tract 2: 3.43 acres - long road frontage

Tract 3: 12.37 acres - bordered by creek

Tract 4: 11.55 acres - creek bottom

Tract 5: 14.71 acres - open & wooded areas

Tract 6: 13.95 acres - open & wooded areas

Tract 7: 12.88 acres - panoramic hilltop view

Tract 9: 6.60 acres - beautiful hilltop building site

Tract 10: 6.90 acres - fronts both sides of road

Tract 11: 7.29 acres - fronts both sides of road

Tract 12: 5.32 acres - excellent building site

Tract 13: 4.39 acres - long road frontage

BEAUTIFUL LAND - OPEN & WOODED - CREEK BOTTOMS AND HILLTOPS - PANORAMIC VIEWS - OPEN FOR INSPECTION

**Call Jim Agee at 615-444-0909 For Further Information
Billy Smith Estate - Gwendolyn Smith, Owner**

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; 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 2021 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

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



615.444.0909

www.AgeeAndJohnson.com