

ABSOLUTE AUCTION

**Saturday
November 11, 2023
1:00 PM**

4610 S. COMMERCE ROAD, WATERTOWN, TN 37184

Directions: From Lebanon go I-40 East to Linwood Road Exit-245, turn right on Linwood Road/Bobo Road, then Left on Bluebird Road, 4 miles, turn right onto South Commerce Road, 1.6 miles. Watch for signs!!!

**COUNTRY HOME
183' X 140' IRR LOT**



RENOVATION READY!!!

Home features large Living Room and Dining Room Combo, Kitchen with Built-In Cabinets, Bath with Tub & Shower Combo, Utility Room with Washer & Dryer Connections, 1 Bedroom Downstairs & 1 Open Large Room Upstairs, Propane Heat, Well Water (per Wilson County Water Dept. water at the road).

Call Harry Bennett at 615-444-0909 or 615-804-5527 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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 2023 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

AJ **AGEE &
JOHNSON**
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com