

ABSOLUTE AUCTION

**Saturday
October 2, 2021
10:00 AM**

6575 GREENVALE ROAD, WATERTOWN, TN 37184

Directions: From I-40 at Lebanon-Watertown Exit-239, take Hwy. 70-E (Sparta Pike), go 10.5 miles, turn right on Hwy. 267 (Statesville Road), go 6 miles, veer right, cross bridge then right onto Greenvale Road, go approximately 1 mile to 6575. Watch for signs!!!

**1989 SQ. FT. RANCH BRICK HOME W/ FULL BASEMENT
8.85 ACRES - SELLING IN 4 PRIME LOTS
UTILITY WATER AVAILABLE - SEPTIC APPROVED**



REAL ESTATE SELLS AT 10:00 AM

8.85 Prime Acres, selling in 4 lots, ranging in size from .94 acres to 5.69 acres, improved with brick & vinyl ranch house perched on a knoll with a beautiful view of the countryside. All small lots have been soils tested, septic approved, have utility water available at the road. Will be restricted to 1,600 sq. ft. minimum size site built homes, no mobile or double wide homes allowed.

Lot 1: 1.16 acres, fronts 154 feet on road, 5 bedroom septic approval.

Lot 2: .94 acres, fronts 125 feet on road, 4 bedroom septic approval.

Lot 3: 1.06 acres, fronts 125 feet on road, 4 bedroom septic approval.

Lot 4: 5.69 acres, fronts 60 feet on road, improved with brick & vinyl ranch house containing approximately 1,989 sq. ft. of living area, plus two-car garage & unfinished basement. House consists of living room with fireplace, spacious den-dining-kitchen area with island and built-in cabinets, appliances remain, three spacious bedrooms, two baths, hardwood, tile & laminate floors, laundry room, enclosed back porch, central heat & air, utility water.

Land Open For Inspection - Look At Your Convenience

FOUR WHEELER - GUN - TOOLS - FURNITURE - GLASSWARE

Selling For Cash or Good Check Sale Date

FURNITURE: Desk/Bookcase • 6 Drawer Chest • Entertainment Stand • Antique Clock • 3 Cushion Wooden Sofa • 2 Velvet Living Room Side Chairs • 2 Wooden Rocking Chairs • Wall Mirror • Antique China Hutch • 3 Drawer Antique Chest • Round 2 Shelf Table • End Table • Antique Thomas Radio • Brass Dog Irons • Punch Bowl Set • Misc. Cookware

GLASSWARE: Lots of Misc. Glassware • Figurines • Punch Bowl set • Pots & Pans • Cooking Utensils • Lots of Misc. Glassware • Figurines • Punch Bowl Set • Pots & Pans • Cooking Utensils

GUN: H&R 300 Winchester Mag Rifle with 3x9 scope with 24 shells

AUTO/EQUIPMENT: Kawasaki 4x4 Bayou with Front & Rear Rack • Coleman Power Mate Pulse 1850 Portable Generator • Charcoal Meat Smoker • Weedeater & Gas Blower • Ryobi Gas Blower • Toro Weedeater • Ryobi Edger • Honda Push Mower • Wheelbarrow • Toro Electric Blower • Pet Taxi

**Call Jim Agee at 615-444-0909 For Further Information
Estate of Mrs. Ruby Tipton Armstrong - Kerry Armstrong, Executor**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; 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