

ABSOLUTE AUCTION

Saturday
March 12, 2022
10:00 AM

4994 SPARTA PIKE, WATERTOWN, TN 37184

Directions: From I-40 take exit 239 US-70E/Sparta Pike toward Watertown. Travel 7 miles. Watch for signs!!!

HOUSE + 1.6 ACRES
4 BEDROOMS • 3 BATH



1.6 +/- Acres with lovely hillside views featuring a 4 bedroom, 3 bath home. Constructed in 1987, this Single level home has Oak Cabinets in the Open Eat-in Kitchen, Owners Suite, Linen Closet, Laundry Room, Wood Rear Deck to enjoy the views. 20x30 concrete floor carport. 20x30 +/- concrete floor garage with overhead door.

TOOLS • FURNITURE • PERSONAL PROPERTY

Selling For Cash or Good Check Sale Date

LAWN EQUIPMENT: John Deere LT 155 Lawn Mower • Poulan Pro Gas Blower • Troy Built Planter • 2 Wheel Trailer • Small 4 Wheel Lawn Wagon • Reel Type Push Mower • Garden Tiller

TOOLS: Misc Hand Tool-Saws-Picks, Etc. • 2 Ton Floor Jack • Task Force Plastic Work Bench • Flat Iron • Jumper Cables • Craftsman E-2 Drill • 2 Man Cross Cut Saw • 4' Level • Body Works Ex Bench • Gas Cans

FURNITURE: Patio Table & 2 Chairs • Office Chairs • Pop-Up Tents • 2 Metal Shelves • Wooden 4 Drawer Desk • Couch • Lift Chair • Dresser • Wooden Rocker • End Tables • Plant Stand • Lamps • Lamp Table • Entertainment Center • Iron Bed Frame

KITCHEN: Toaster Oven • Enamel Canner • Canning Jars • Pressure Cooker • Several Cook Books • Panasonic Microwave

HOUSEHOLD & MISC: Coolers • Fan • Pet Carrier • Bubble Gum Machine • Small Coca-Cola Gallon Tub • Drop Cords • Several Plastic Drums • Several Blankets • Picture & Frame • Clothes Hamper • Antique Fan

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

Sherman Conger - Owner

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 2022 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

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

615.444.0909

www.AgeeAndJohnson.com