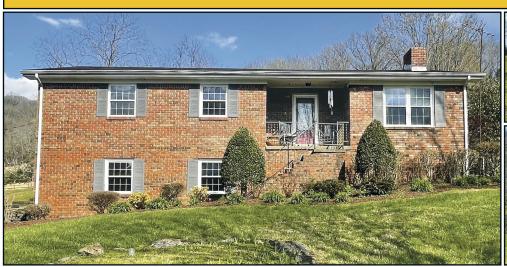
ABSOLUTE

Saturday April 15, 2023 10:00 AM

4090 BROWNING BRANCH ROAD, BETHPAGE, TN

Directions: From Historic Lebanon Square, travel north on North Cumberland/231-N 14.4 miles, turn right onto Templow Road, 2.3 miles, turn left onto Browning Branch Road, .5 mile. Watch for signs!!!

47+/- BEAUTIFUL ACRES SELLING IN 4 ACREAGE TRACTS RENOVATED 3 BEDROOM 2.5 BATH BRICK HOME







TRULY PRIVATE SERENE COUNTRY LIVING

<u>Tract 1:</u> 20.73 +/- Acres Partially Wooded with Pond and Pasture

Tract 2: 11.00 +/- Acres Partially Wooded with Pond and Pasture

<u>Tract 3:</u> 5.01 +/- Acres Improved with Newly Renovated Brick Home. 3 Bedrooms, 2.5 Baths, Kitchen with Granite Countertops, Stainless Steel Frigidaire Appliances, Custom Cabinetry, Wood Burning Fireplace, Hardwood Floors throughout top floor, Owners Suite is improved with Handicap Accessible Bathroom, Fully Finished Walk-out Basement with Tile Floor, Plenty of Storage, Sun Room, Backyard Entertainment Patio, Detached Garage.

Tract 4: 10.55 + Acres Partially Wooded with Rolling Pasture

Call Hayden White at 615-587-1152 For Further Information Angie Langford and Pam Gregory, Owners

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; 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



615.444.0909

www.AgeeAndJohnson.com