

# ABSOLUTE AUCTION

**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 Tempow 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**

**Tract 1:** 20.73 +/- Acres Partially Wooded with Pond and Pasture

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

**Tract 3:** 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**