

ABSOLUTE AUCTION

Saturday
July 13, 2024
10:00 AM

5462 POPLAR HILL ROAD, WATERTOWN, TN 37184

Directions: From Historic Lebanon Square travel east on East Main Street, .3 mile, turn right onto Park Avenue, .9 mile, turn right onto US-70 E/Sparta Pike, 2.5 miles, turn left onto Poplar Hill Road, 5.5 miles. Watch for signs!!!

**23+ PICTURESQUE ACRES • MINI FARM
BRICK HOME • DETACHED GARAGE • 3-BAY HAY BARN**



23+ BEAUTIFUL ACRES • BRICK RANCH HOME

Ideal for Mini Farm! Perfect for Horses, Cattle and Other Livestock. Combination of Open Fields, Wooded Areas and Large Open Pond. 2 Bedroom, 1 Bath, 1,305 sf Brick Home, Eat-in Kitchen, Dining Room with Wood Burning Fireplace, Living Room, Detached 2-Car Garage. Excellent Homestead!

**3-Bay Hay Barn • Level to Rolling Acres
Highly Desirable Watertown School District
Well Maintained**

**AUTOS • FARM EQUIPMENT • FURNITURE
TOOLS • PERSONAL PROPERTY**

Call Helene Singer Cash at 615-627-8487 or 615-444-0909 For Further Information
Estate of Joel Gregory

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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 2024 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

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

615.444.0909

www.AgeeAndJohnson.com

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