

# ABSOLUTE AUCTION

**Saturday  
May 6, 2023  
10:00 AM**

**1772 SHOP SPRINGS, WATERTOWN, TN 37184**

**Directions:** From I-40, Exit 239 Watertown, US70-E/Sparta Pike, 2 miles, turn left onto Poplar Hill Road, 2.5 miles, turn right onto Shop Springs Road, .5 mile to Property. Watch for signs!!!

**168+ BEAUTIFUL ACRES IN 18 TRACTS  
HOUSE • BARN • OPEN FIELDS • CREEK • WOODED AREAS**



**UTILITY WATER AVAILABLE • SOILS TESTED FOR SEPTIC  
WATERTOWN SCHOOLS • CONVENIENT TO I-40**

**168 Beautiful Level to Rolling Acres, Divided into 18 Tracts ranging in size from 1.89 to 22.02 Acres. All tracts front Shop Springs Road, have utility water available, have been soils tested for septic systems (details sale date), and restricted to 1,800 sq. ft. site built homes, no mobile or doublewide homes allowed. These tracts offer Open Fields, Pretty Wooded Areas, Creek running thru property, Pond, Many Beautiful Building Sites.**

**TRUCK • TRACTOR • TRAILERS • EQUIPMENT • GUNS**

*Selling for Cash or Good Check Sale Date*

1996 Ford F-250 4x4 Pickup Truck, 351, Auto, One Owner, 73,572 miles • Massey Ferguson 265 Tractor with Bushhog, 2426 QT Loader, Bucket & Hay Spear • Ponderosa 14' Gooseneck Stock Trailer • ATM 20' Flat Bed Gooseneck Tandem Axle Trailer • Honda Foreman 4x4 Four Wheeler, 695 hrs. • Cyclone 3-pt Seed/Fert. Spreader • 3-pt Hay Spear • Aluminum Dog Box • Gates & Cattle Panels • **Guns:** Revelation 20 ga., Model 250 Series M • J.C. Higgins .22 cal., Model 44DL • Excel .410 Shotgun • Remington .22 cal. Rifle • Stevens SS Shotgun • FIE Model E15 .22 Pistol • Renegade 50 cal. Muzzle Loader

**Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information**

**ESTATE OF MR. CARL JUDKINS**

**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.

**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**