

CHANCERY COURT AUCTION

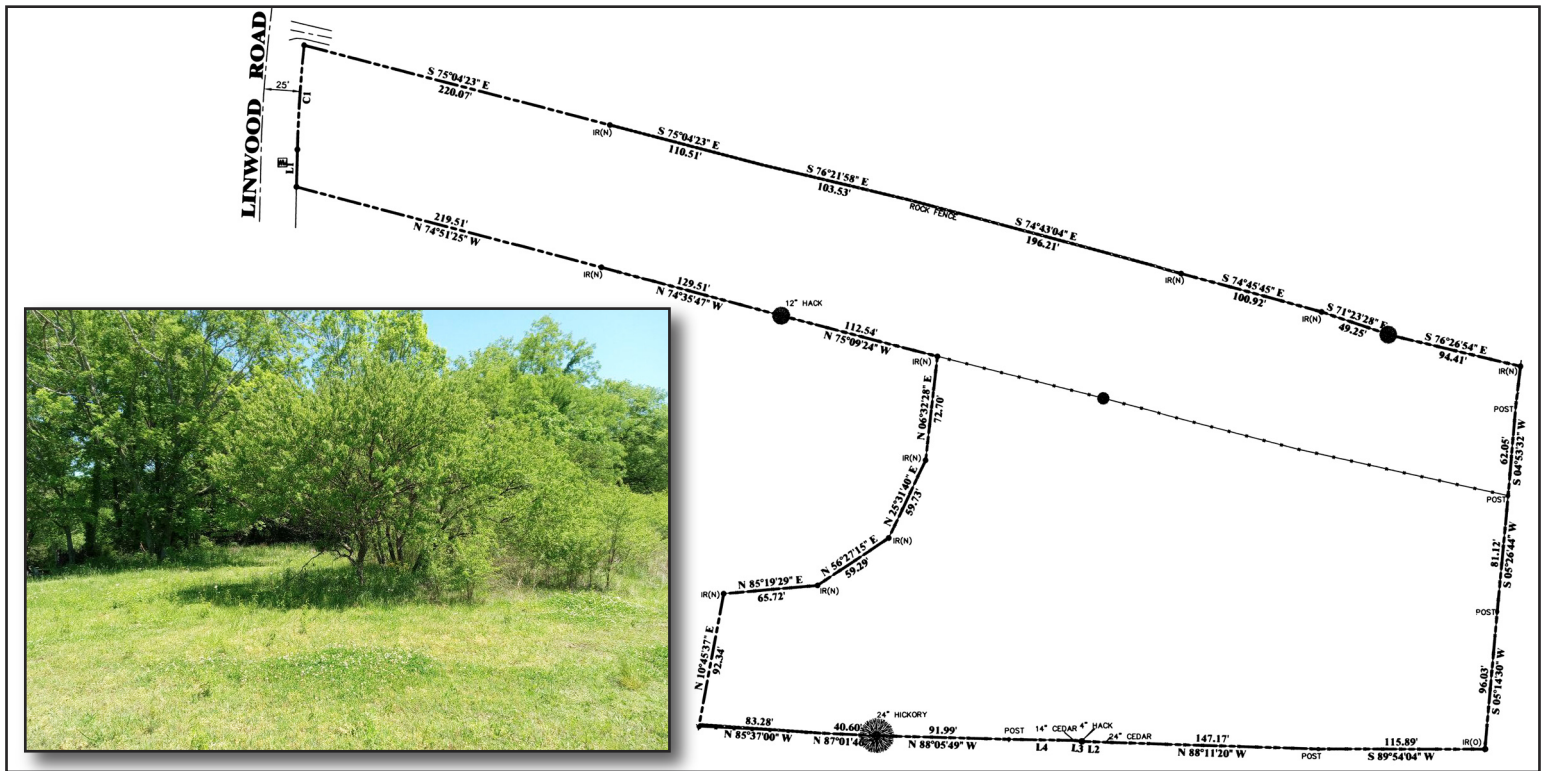
**Saturday
May 18, 2024
10:00 AM**

LINWOOD ROAD, WATERTOWN, TN 37184

Directions: From I-40 at Lebanon/Watertown Exit-239, take Sparta Pike (US Hwy-70E) 9 miles, turn left onto Linwood Road, go .4 mile to property. Watch for signs!!!

4.35 ACRES - WILSON TAX MAP 127, PARCEL 33.00 UTILITY WATER AT ROAD

4.35 Acres Per New Survey, Fronts 98 feet on Linwood Road, Wooded with Pretty Trees, Wilson County Water Authority Waterline at Road.



**Call Jim Agee at 615-504-0963 or Jay White at 615-308-4421
For Further Information**

*Being Sold Under Order of Chancery Court of Wilson County, TN, File No. 2022-CV-121,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction
Robert Evans Lee, Attorney for Plaintiff Tyler Whitaker, Attorney Ad Litem*

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. Subject to confirmation of the Chancery Court of Wilson County.

SALE DATE TERMS: Pay 10% 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

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

615.444.0909

www.AgeeAndJohnson.com

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