

# ABSOLUTE AUCTION

**Saturday**  
**October 16, 2021**  
**10:00 AM**

**4555 DIXON CREEK ROAD, DIXON SPRINGS, TN 37057**

**108 PRIME ACRES - HOUSE & TWO BARNES**  
**SELLING IN 13 TRACTS - 3.43 TO 14.71 ACRES**  
**UTILITY WATER AVAILABLE - SOILS TESTED FOR SEPTIC SYSTEMS**



108 Prime Acres, improved with house & two barns, selling in 13 acreage tracts ranging in size from 3.43 to 14.71 acres. All tracts front Dixon Creek Road, have utility water available, have been soils tested for septic systems (details sale date), and many excellent building sites.

Tract 8: 5.13 acres, improved with neat, clean 1-1/2 story country home featuring living room, kitchen-dining area, den, 4 bedrooms (2 down & 2 up), 1 bath and 1 room basement. Move in ready!

Tract 1: 3.51 acres - improved with large barn

Tract 7: 12.88 acres - panoramic hilltop view

Tract 2: 3.43 acres - long road frontage

Tract 9: 6.60 acres - beautiful hilltop building site

Tract 3: 12.37 acres - bordered by creek

Tract 10: 6.90 acres - fronts both sides of road

Tract 4: 11.55 acres - creek bottom

Tract 11: 7.29 acres - fronts both sides of road

Tract 5: 14.71 acres - open & wooded areas

Tract 12: 5.32 acres - excellent building site

Tract 6: 13.95 acres - open & wooded areas

Tract 13: 4.39 acres - long road frontage

**BEAUTIFUL LAND - OPEN & WOODED - CREEK BOTTOMS AND HILLTOPS - PANORAMIC VIEWS - OPEN FOR INSPECTION**

**Call Jim Agee at 615-444-0909 For Further Information**  
**Billy Smith Estate - Gwendolyn Smith, Owner**

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

**615.444.0909**

**www.AgeeAndJohnson.com**

Jay White, Principal Auctioneer - License #2309