



Firm# 5138

ABSOLUTE FARM AUCTION

PRSR STD
U.S. POSTAGE
PAID
LEBANON, TN
PERMIT#131

WEST MAIN REALTY & AUCTION

Saturday, February 10th, 10:00 AM 199 Knee Road, Watertown, TN

Guns, Farm Equipment, Tools, Furniture & More!

1104 WEST MAIN STREET
LEBANON, TN 37087

OFFICE: (615) 444-7100
FAX: (615) 444-8008

AGENT REFERRAL FEE PAID!

Agent and Client must be pre-registered by 2/09/18 at 12:00 pm and both agent and client must be in attendance of sale, no exceptions! Go to MikeWalkerAuctions.com for referral forms!



For More Information & Photos Go To www.MikeWalkerAuctions.com

SATURDAY, FEBRUARY 10TH, 10:00 AM

ABSOLUTE FARM AUCTION

91.23+/- ACRES TWO HOMES, LAKE, EQUIPMENT, TRACTORS



Auction Open Houses - Sunday January 28th & February 4th From 1-4pm!



This will be an incredible opportunity to purchase a working farm in one large tract. The property is evenly divided between rolling pastures and open land to wooded areas for timber and hunting. The property has a main house built in 2001 of log exterior with a total of 3800 square feet on two levels and a finished, walk-out basement for separate living quarters. A total of three bedrooms, three and one-half baths, large living room, dining/breakfast room, modern kitchen, storm shelter, city water, central heat and air and much more. The home offers spectacular countryside views from every window and a stocked three-acre lake behind the house. The charming original farm house has 2000 square feet and has two/three bedrooms, two baths, kitchen, breakfast room, living room with central heat and air added in 1992 as well as wiring, plumbing, and insulation. This house is serviced by well water. This home will need some sprucing up, but would be great for a guest house, farmhand, in-laws or rental. This property also has a great 39 X 96 Quonset Hut workshop, large 7 stall barn, and a 70 foot horse corral! The entire property is fenced with some pasture fencing.

HEATED TENT, RESTROOMS, AND CONCESSIONS

Location: 199 Knee Road, Watertown, Wilson Co. TN



AUCTIONEER'S NOTE: The Dixon's are retiring from the farm and moving to town. This is an incredible opportunity to purchase a 91 acre farm with two homes, stocked lake, three wells, two ponds and more. If you have been thinking about a family compound, retreat, working farm, or get-a-way.. this is it! We will be selling all the tractors, farm equipment, furniture, tools, and more ALL SELLING ON SITE TO THE HIGHEST BIDDER AT ABSOLUTE AUCTION! THIS IS A MUST ATTEND AUCTION!

DIRECTIONS: From Lebanon, Nashville and places west take I-40 east to the Watertown exit 239A and travel highway 70 (Sparta Pike) approximately 12 miles to Watertown and turn left on Depot Street and travel to the square and circle half way around to Elm Street and travel 1/2 mile and stay right onto S. Commerce and then right on Knee Road and property is on the right, watch for signs!



WEST MAIN REALTY & AUCTION

5% Buyer's Premium on Real Estate
10% Buyer's Premium On Personal Property

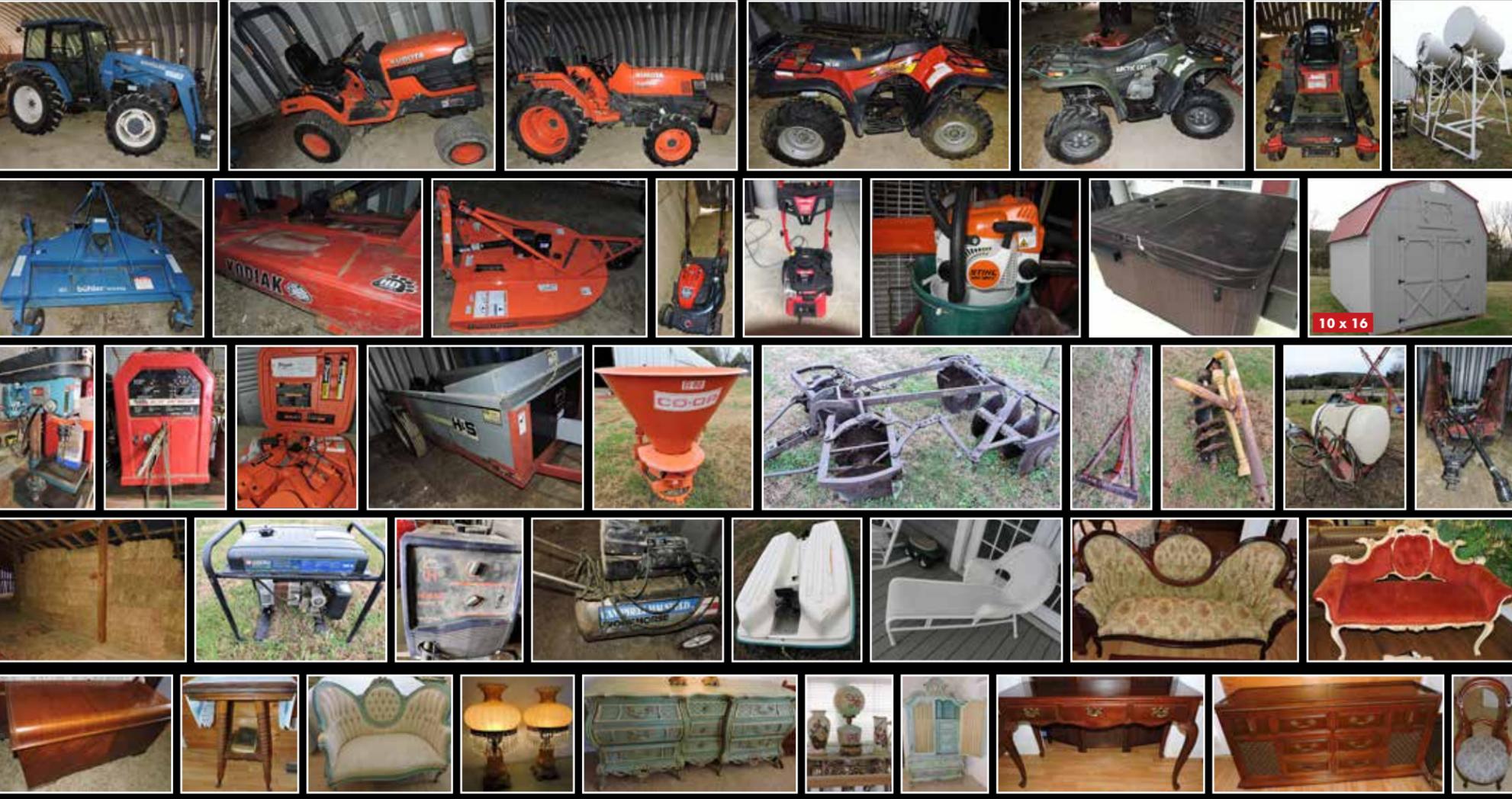
For More Information & Photos Go To
www.MikeWalkerAuctions.com



ALL INFORMATION IS BELIEVED TO BE CORRECT, BUT NOT WARRANTED OR GUARANTEED. THE PROPERTY IS BEING SOLD ON AN "AS-IS, WHERE-IS" BASIS. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL ADVERTISING. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

MIKE WALKER CAI, PRI, GRI AUCTIONEER #2361

CONTACT THE AUCTIONEERS AT (615) 308-9009



- Farm Equipment & Garden**
- Garden Sprayers & Spreaders
 - Metal 24x46 Work Bench w/ Shelves
 - Dump Cart
 - Troybilt Mustang XP Zero Turn 50" Cut
 - Troybilt 21" Rear Wheel Drive Push Mower
 - Kubota L3400D Tractor Serial #83122
 - Land Pride RCR1248 4 Ft. Bush Hog
 - Fence Gates 14 Ft.
 - Arctic Cat 400 & Arctic Cat 300 ATV
 - T Posts, Fencing Wire, Barbed Wire
 - 2615 Legend Batwing Bush Hog 15 Ft
 - H&S Model 175 2 Speed Manure Spreader
 - Kodiak 6 Ft. Bush Hog
 - Buhler Farm King Finish Mower Y650R 6ft
 - Kubota Bx2230D 4WD Tractor #54300
 - 48" Tractor Forks Set
 - New Holland TL90DT Tractor #160220000/#001163856
 - with New Holland 7310 Loader 1,209 hrs
 - 2 Large Fuel Tanks on Stands (300 Gallons Each)
 - 8 Ft. Box Blade & 3 Point Ripper
 - 7 Ft. Tractor Bucket
 - Small Hay Spear & 5 Ft. Hay Spear
 - 3 Pt. Post Hole Digger 12" Disc
 - 2 Pt. Pond Scoop
 - Paddle Boat w. Attachments
 - 3 Pt. Large Sprayer 27 Ft.
 - Co-Op B-80 Spreader
 - 3 Pt. Carry All
 - Kubota Finish Mower / Needs Gear Box
 - 3 Pt Boom
 - Large Two Disc & Single Plow
 - Huskee Farm Cart
 - Tractor Canopies
 - Large Disc
- Guns**
- Winchester Ranger 30x30 Caliber LA w/ Bushnell Scope #6075657
 - Stevens Model 95 12 Gauge SS Shotgun
 - Glenfield Model 60 22 Cal. Auto Rifle #72300353
 - Remington 870 Express Super Magnum Pump Shotgun #C417403S
 - Winchester Model 150 LA 22 Caliber Rifle B1184447
 - Rueger 357 Magnum New Model Black Hawk SA Revolver #34-35420
 - Assorted Ammunition
- Household**
- Ceramic Chicken Light
 - Fishing Rods & Reels
 - Fostoria Glassware
 - Pope Gosser China Svc for 8
 - Schumann Arzberg Golden Crown China Svc for 8
 - Quilts & Lamps
 - Record Albums
 - Kitchen Knives
 - Upright Freezer
 - Kirby G6 Vacuum Cleaner w/ attachments
 - Hitachi Ultravision Digital FS 48"
 - Emperor Grandfather Clock
 - Proscan Flat Screen TV
 - Victorian Style Glass Glove Lamps
 - Magnavox Turn Table/Credenza
 - Apartment Refrigerator & TV Stand
- Tools**
- Assorted Hand Tools & Assorted Straps
 - Skil Cordless Drills & Attachments
 - 10 Amp Battery Charger
 - B&D Laser Level w/ Tripod
 - Stihl MS 180 C Chain Saw
 - TroyBilt Pressure Washer
 - Assorted Hand Tools
- Misc.**
- Fiberglass 12 ft Step Ladder
 - Poulan Electric Chainsaw
 - Schumacher 30/60 Battery Charger
 - Campbell Hausfield 3.5 Air Compressor
 - Fence Stretcher
 - Campbell Hausfield Air Compressor
 - LP Torch & Settling Cutting Torch
 - DeWalt Planer w/ Case
 - Makita Cordless Skihl Saw
 - Air Nailer & Paslode Impulse Finish Nailer
 - F & S Well Pumps
 - B&D Circular Saw
 - Roto Zip Power Saw & Dremel Tool
 - Reddy Heater Space Heater
 - Walk Boards & Scaffolding
 - Bakers Scaffolding
 - Vise & Jack Stands
 - Magnum XR7 Paint Sprayer
 - Craftsman 3.0 Table Saw
 - Toro Blower & Shop Blower
 - Ridgid Chop Saw
 - Craftsman 16" Scroll Saw
 - 10" Craftsman Radial Arm Saw
 - Campbell Hausfield 135 Psi Air Compressor
 - Gas Cans & Tool Boxes
 - 2 Wheel Dollies
 - Hobart Handler 135 Wire Fed Welder w/ Stand
 - Lincoln AC/DC Welder
 - Clark Table Top Drill Press
 - Powercraft 8" Bench Grinder w/ Stand
 - Roll Away Tool Box
 - Multiple Ladders
 - 9" Post Hole Auger Attachment
 - 12" Post Hole Auger Attachment
 - Briggs & Stratton Pressure Washer
 - Campbell Hausfield Generator 5000W

GENERAL TERMS: 5% Buyer's Premium on Real Estate and 10 % Buyer's Premium on personal property will be added to the final bid price to determine the final contract sales price. A 15% nonrefundable deposit of the Total Contract price and signing of the purchase contract is required immediately at the close of the auction. Century 21 West Main Realty & Auction LLC is agent for the Seller, not a Buyer's agent. Terms and Conditions announced the day of the auction will take precedence over written material and prior oral statements. All documents and information are being furnished to the bidder for bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. Potential bidders are encouraged to make their own inspections and due diligence prior to the auction. All real estate and personal property is being sold "AS-IS" Where IS. Closing on the property will be no later than March 23rd, 2018.

LEAD BASED PAINT & MOLD DISCLOSURE: The original home was built prior to 1978 and may contain lead based paint and or mold. Buyer will sign a lead based paint and mold disclosure day of sale, and may have house checked prior to sale date, this property is selling "AS IS".

REAL ESTATE TERMS: CASH AT CLOSING ON or before March 23rd, 2018

Financing available through Farm Credit Services, Jonathan Harrison 615-444-1861, Wilson Bank & Trust, John Foster at 615-444-2265 or Contact the lender of your choice to prequalify prior to the auction. This auction is not contingent on buyer's financing or any other contingency.

PERSONAL PROPERTY TERMS: CASH, GOOD CHECK DAY OF SALE! If not established with the auctioneer and paying with a check, you must have a Bank Letter of Guarantee made out to Century 21 West Main Realty and Auction.

The New Holland Tractor will be used for two days after the auction to help with loading.

CLOSING AGENCY: Mark Lee at Lee & Lee Attorney's - 615-444-1312

SELLER: Mike and Gloria Dixon

AUCTIONEER: MIKE WALKER, CAI, PRI, GRI - TN#2361 & CYNTHIA WALKER #7007 - Firm #5138



All Guns Are Held Off Site Until Day Of Auction

All firearms will be subject to a \$20 handling fee and a \$10 background check. The Gun Room in Lebanon will process all firearm purchases. Firearms MUST be paid for at the auction and MUST be picked up, paperwork processed and fees paid at The Gun Room in Lebanon at 705 Brislin Lane in Lebanon. Call Stan Baines for details at 615-453-6030.



- Furniture**
- Stadium Chairs & Coolers
 - Plant Stands
 - Concrete Urn
 - Picture Frames
 - Sole E25 Elliptical Machine
 - Rhett & Scarlett Figurines
 - Martin Houses
 - Large Animal Trap
 - Horse Tack
 - Weed Killer Gallons
 - Hydraulic Oil Gallons
 - 15W-40 Oil / 17 Gallons
 - Camper Top
- Furniture**
- Lillian Russell Dresser, Mirror & Makeup Table
 - Cedar Side Table
 - China Cabinet, Hutch, Matching Table & Chairs
 - Glass Top Table & Four Chairs
 - Outdoor Loungers & Wicker Rocker
 - Lane Cedar Chest
 - Adirondack Chairs (2)
 - 1948 Art Deco Bedroom Suite Bakelite Handles
 - Neutral Colored Sofa & Victorian Love Seat
 - Victorian Bedroom Suit & Mirror
 - Victorian Secretary Desk
 - 8 Ft. Dining Room Table 8 Chairs
 - Ball & Claw Accent Table
 - China Cabinet / Hutch & Linen Chest
 - Large Victorian Couch
 - High Back Gold Upholstered Chair
 - High Back Blue Upholstered Chair
- PERSONAL PROPERTY IS SUBJECT TO CHANGE**

DON'T MISS THIS AUCTION Other terms & documents posted online. For More Information & Photos Go To www.MikeWalkerAuctions.com - Call the auctioneers at 615-308-9009

SATURDAY, FEBRUARY 10TH, 10:00 AM

ABSOLUTE FARM AUCTION

Location: 199 Knee Road, Watertown, Wilson Co., TN

EQUIPMENT • TRACTORS • ATVS • FIREARMS • TOOLS

REAL ESTATE SELLS AT NOON!



TRACTORS SELL AFTER REAL ESTATE



91 +/- ACRES & 2 HOMES SELLING IN ONE TRACT

The Dixon's are retiring from the farm and moving to town! We will be selling the farm, furniture, equipment, tools and some firearms! This beautiful farm has a main log house built in 2001 and the original farm house. There is a large barn and Quonset Hut on the property as well as a three-acre stocked lake, two ponds, three wells, and city water to the main house. This is an incredible opportunity to buy a large farm in one tract for a family, investment, resort, bed and breakfast or working farm!



Tractors: New Holland TL90DT with Loader 1209 hours, Kubota BX2230D 4wd 935 hours, Kubota L3400D 439 hours **Mowers:** Land Pride 4ft, Buhler 6ft finish mower, Kodiak 6ft bush hog, 2615 Legend Batwing 15ft, Kubota 5ft finish mower(needs gearbox)
Many more items listed on website to include: tools, gates, welders, spreaders, sprayers, plows, disc, implements, atv's, furniture, households, 10 X 16 out building.

More info at MikeWalkerAuctions.com

TERMS: 10% Buyer's premium on personal property. 5% Buyer's premium on Real Estate. Cash or good check day of sale. If not established with the auctioneer and paying with a check you must have a Bank Letter of Guarantee made out to Century 21 West Main Realty & Auction. All firearms will be sold under ATF Rules and Regulations and firearms held off-site until day of auction. Everything selling "AS-IS" "Where Is". Sale day announcements take precedence over all printed or oral information. Personal Property items listed are subject to change. Large tractor will be used to help with loading equipment for two days. Heated tent, restrooms & concessions.



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5% Buyer's Premium On Real Estate

**Contact The Auctioneers
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