

# COURT ORDERED PUBLIC AUCTION

## SATURDAY • DECEMBER 29 • 10:00 A. M.

### HORSE FARM / LOG HOUSE / FARM EQUIPMENT / PERSONAL PROPERTY

892 Crockett Rd., New Johnsonville, Humphreys Co., TN

**Directions:** From the New Johnsonville Shopping Center take Hwy. 70 East 2 miles and turn right at the top of Denver Hill onto Flatwoods Rd. Go 1.75 miles and turn right on Old State Rt. 1. Go 1 mile turn right on Crockett Access. Go 1/2 mile and turn left and continue approx. 1000 ft. to sale on right and left. See auction signs and arrows.



Front View of Log House



View of Living Room w/Stone Hearth & Wall, Buck Stove



Road Frontage on Crockett Road



2006 40' All American Sport 5th Wheel Camper



30x8 Gooseneck Sundowner Horse Trailer, 2 Tack & Storage Areas



Quarter Horses (1 Mare, 4 Geldings)

#### Real Estate

The real estate consists of 27.60 acres located at 892 Crockett Rd. Approximately 23 acres is in open pasture or tillable land, with the balance of 4.60 acres being wooded. It has long road frontage on both sides of Crockett Rd. It also has frontage on McCrary Rd. The property is practically all grade level or gently rolling. It has 2 stock ponds, fenced & cross fenced, 2 wells & 2 septic systems. The property is improved with an A-framed log dwelling having approx. 1540 sq. ft. on the main level and approx. 650 ft. of finished area on the upper level.

The upper level has a large bedroom and with a gas log ventless fireplace and a large whirlpool. The balance is open seating area overlooking the main level. The remainder of the interior consists of a cedar stairway, tongue and groove pine walls and ceilings with real wood beams. The house is equipped with central heat and air and has 6 skylights located throughout. The balance of the downstairs consists of 3 bedrooms, 2 full baths, den with free standing Buck Franklin fireplace with stone hearth and wall. The kitchen has a built in dishwasher, fan and hood. Other improvements to the property consists of a 55 x 8 covered front porch, detached 28 x 33 2 story garage with the upper level used for storage. There is a small log playhouse with restroom facilities, an in-ground swimming pool, exposed aggregate driveway and parking area. Across the road is most of the pasture area and is improved with a 72 x 36 horse barn having 10 stalls, tack area, motorized horse walker, riding arena with white sand ground cover, metal panel surround, and in-ground lighting.

#### Personal Property

1987 Allis Chalmers 6140 Tractor, 40 hp.  
Approx. 2478 hrs. / Disk Mower  
Pumpkin Planter / Fertilizer Spreader  
300 Gal. Gravity Flow Fuel Tank  
4 Quarter Horses from 8-14 Yrs. Old  
(1 Mare, 4 Geldings) All Well Trained  
2006 40' Triple Axle All American Sport 5th  
Wheel Camper w/3 Slide Outs, 3 Sleeping Areas  
& Bath. Fully Equipped Including Generator, Toy Comp.  
Hay Spear / Craftsman Tool Chest  
Trades Pro Air Compressor, 2hp, 4 gal.  
3 PTH 6 Ft. Disk / Misc. Hand Tools / Step Ladder  
Saddles & Tack / 30" Electric Range  
Curio Corner Cabinet w/Light / Coffee Table  
Refrigerator w/Ice & Water In Door  
MayTag Washer & Gas Dryer  
Curio Cabinet w/2 Glass Doors & Light  
Wooden Cabinet / Floor Lamp w/Magazine Rack  
Computer / Printer / Scanner / Desk / Chair  
Sony Video Camera, Recorder & Case  
Grandfather Clock / Wooden Floor Mirror  
Cedar Log Table / Dresser w/Mirror / GE 32"TV  
Elf Collection / Silverware Case / Indian Collection  
Glass Table / Reg. Log Bed & Mattresses  
Antique Cup & Saucers / Glass Figurines  
3 Pc. Exercise Equipment / Massage Chair & Case  
2 Metal Outdoors Swings & Tables  
2 Decorative Well Houses / 2 Weed Eaters  
Metal Outdoor Fireplace & Grill

6 Ft. Rear Tine Tiller / Bush Hog  
20' Tandem Axle Utility Trailer  
Kodiak Bear 400 4-Wheeler (Needs Repair)  
8 x 12 Portable Building Wired for Electricity  
And Has Small Air Conditioner  
30 x 8 Gooseneck 4-Horse Sundowner Horse  
Trailer w/Tandem Axle, 2 Tack & Storage Areas  
And in Good Condition  
Cattle Catcher / Chain Saw / Extension Ladder  
25 gal. & 300 gal. Crop Sprayer / Chain Drag  
Hot Tub & Canopy / Hog Hedge Trimmer  
Hydraulic Floor Jack / 2-10' Feed Troughs  
Troy-Bilt Riding Mower / Hay Ring  
Massage Table & Case / Hot Rocks & Warmer  
Electric Stove / Toaster Oven / Roll Top Desk  
6 Pc. Dining Table Set / Sofa / Love Seat  
Entertainment Center / Glass Patio Table Set  
Gun Cabinet / Sanyo 27" TV / Curio Cabinet  
Porch Swing & Bench / Posturepedic Mattress  
Camper Furnishings / Christmas Decorations  
Wooden Magazine Table / Deer Floor Lamp  
2 Night Stands / Apex VCR / Drawer Chest  
Franklin Chef Rotisserie Oven / 4 Pc. BR Suite  
Sanyo DVD Player / 2 Elect. Wall Pictures  
Outside Waterfall Fountain / 30 Gal. Fish Tank  
Wolf System Tanning Bed / GE Microwave  
2 Fenced Dog Pens / Dog House / 3 Dog Cages  
Corn Maze Halloween Decorations

**Many Other Items Too Numerous To Mention!**

**Terms: Real Estate:** 10% deposit day of sale; balance on or before 30 days.

**Personal Property:** Cash or good check day of sale.

This sale is being held for division. Attorneys for the sale are Kirk Vandivort & Jennifer Roberts. **Kenneth C. Dreaden**, Court Appointed Auctioneer & Agent; **Will Sanders**, Sub-Agent. For further information call (931) 296-2766.

**See Website! Concessions & Seating Available!**

[www.bcollier-realtyauktion.com](http://www.bcollier-realtyauktion.com)

## BILL COLLIER REALTY & AUCTION COMPANY

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