

Absolute

42 Sykes Road
Hickman, TN

AUCTION

Saturday - April 11, 2026 • 10:00 AM



3 Bedroom/2 Bath Home & Lot – Vacant 1 Acre Building lot w/ existing septic system & utilities
1.98 Ac tract being septic evaluated – Personal Property

615.735.2244



www.PoindexterRealty.com
POINDEXER
REALTY & AUCTION
615.735.2244
505 N. Main Street • Carthage, TN 37030
C.D. "Digger" Poindexter - Auctioneer # 2629

www.BetterLetterPrinting.com

SUPER TERMS AVAILABLE FROM AREA BANKS

Citizens Bank – Jared Goad – (615) 735-1490
Wilson Bank & Trust – David West – (615) 735-3990
Smith County Bank – Pat Nixon – (615) 735-2800

Bank Tennessee – Eddie Dale Sykes – (615) 735-9805
Farm Credit Service – Chris Ferrell – (615) 444-1861

Auctioneer's Notes: 3 Bedroom 2 Bath Home! This comfortable home offers three bedrooms, two bathrooms, and plenty of space for family living. Whether you're looking for a primary residence, rental property, or investment opportunity, this property has great potential. We also have a 1.00 acre building lot with an existing septic system and utilities already in place, making it a great head start for building your dream home, placing a manufactured home, or creating a weekend getaway. Also selling is a vacant 1.98-acre tract that is currently being septic evaluated, that would be an ideal location to build on. Don't miss your chance to come bid on these tracts.

Title: Seller will provide Attorney title opinion Letter and Warranty Deed.
2026 County taxes will be paid by seller.

Closing Attorney: Bass & Bass

Terms: Real Estate: 20% non-refundable deposit down day of sale, sign sales contract, w/balance due at closing. Real Estate is selling "As Is" "Where Is" with no written or implied warranties, and no contingencies including and not limited to financing, appraisal, or inspections of any kind.

Personal Property: Cash or Good Check Day of Sale

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER

Seller(s): Michael Jones

"Smith County's Auction Company"

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Tent • Heaters • Fans • Port-A-Lets
Concessions Available. For detailed information and additional photos, please visit our website
Like & Follow us on Facebook

All information is believed to be correct but not guaranteed. Sale day announcements take precedence over all advertising.

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Real Estate to Sell at 11:00 AM



Home has approx. 1500+ sq ft, three bedrooms (12x15) (11x13) (9x11), living room (12x29), Eat in kitchen (11x24), two baths (8x8) (8x11), and utility room (9x15). Home also has a 8x36 rear pea gravel concrete patio, a 7x25 concrete covered front porch, and a 12x16 storage building/shed. This home has an existing septic system and city water, and high-speed internet is available. Additional 1 acre building lot comes with an existing system and utilities. 1.98 acre building lot has been soil tested and being septic evaluated.



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1.98 Ac tract being septic evaluated – Personal Property

DIRECTIONS: Exit 258 S on Hwy 53 straight onto Hwy 264 for 3 miles & turn right on Sykes Road. Go for approx. 1/2 mile and property is on the right. See Signs!!!

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SALE EXHIBIT FOR
MICHAEL D. JONES
LOCATED IN THE 15TH CIVIL DISTRICT OF SMITH COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : MARCH 7, 2026
SIZE : 3.96 AC. ±
DEED : R. B. 300, PG. 141, R.O.S.C.T.
MAP : MAP 92, PAR. 15.00, T.A.O.S.C.T.

ROBERT LEE SMITH
RECORD BOOK 265, PAGE 14
MAP 92, PARCEL 1701

ROBERT LEE SMITH
RECORD BOOK 265, PAGE 14
MAP 92, PARCEL 201

ALEX TILAD UNDERWOOD
RECORD BOOK 234, PAGE 194
MAP 92, PARCEL 701

SMITH COUNTY MEMORIAL GARDENS, INC.
RECORD BOOK 387, PAGE 303
MAP 92, PARCEL 1130

RONALD GENE COWAN
DEED BOOK 170, PAGE 214
MAP 92, PARCEL 1067

SYKES ROAD

② 1.98 AC. ±
③ 1.00 AC. ±
① 0.98 AC. ±

Please call the office to view
the property 615.735.2244

Paint Stir
Antique Lantern
Wheat Sythe
Hand Saws
Shovels
Forks
Post Hole Diggers
Metal File Cabinets
Large Roll Top Desk
Vintage Lamps
VHS Tapes
Tool Boxes
Galvanized Tub
Tin Snips
Hand Pump
Chop Saw
World Books
78 & 33 Records
Flat Top Trunk
8 Track Player
Cartoon Collectable Cups
Old Ash Trays
Antique Pulley
Galvanized Pan
for Antique Scales
Antique Wood Box
Breast Drill
Square Metal Work Bench
Circular Saw
Ice Chest
Memorymoog
Music Synthesizer
Old Speaker
Old Metal Stool

Old Milk Can
Yard Pull Type Fertilizer
Lots of Canning Jars
Antique Oil Lamp
Zorro Metal Lunch Box
Toy Metal Cook Stove
& Small Kettle
Oil & Gas Locator
Christmas Dishes
Old Guitars for Parts
Gott 2 Gallon Water Cooler
Picnic Basket
5 Gallon Work Belt Bucket
Books of the U.S. Presidents
Bicentennial Covered Wagon
Lite Monterey Tn. 1776-1976
Concrete Birds & Squirrels for
Bird Baths
Old Lard Stands
Boxes & Boxes of Christmas
Decorations
Folding Sports Chairs
Old Bull Fighting Sign
Lite up Yard Nativity Scene
Holliday Skaters & Carousel
in Boxes
Antique Blue/White
Baby Bassinette
Old Antique Metal
Antique Metal Pedal Car
Break Thru the Double
Strategy Game
Wood Level
Antique Pack Saddle

5 Hp. Garden Tiller
Mule Hanes
Basement Jack
Limb Saw
Mule Collar Mirror
& Hanes
Bathroom Sink
Shop Lites
Green 6 String Guitar
Stainless Steel Water
Trough
3-Shelf Metal Cart
Aluminum Baseball Bat
Aluminum Car Ramps
Aluminum Ladder
Extension Cords
Hose Pipe
PVC Pope Fittings
Jumper Cables
Folding Picnic Table
7 Drawer Chests
Of Drawers
Dresser
Mini Refrigerator
Electric Hospital Bed
Electric Powered Love
Seat Couch
Electric Recliner
Blue Recliner
Hi-Boy Chest
Pile of Lumber
& Metal Roofer
Rock Collection
Misc. Tools

Aluminum Flag Pole
Push Mowers
Concrete Blocks
50 Gallon Plastic Drums
Old Pressure Washer
2 Wheel Dolly
Metal Bed
Picnic Table
4x4 Posts
12' Aluminum Ladder
PVC Pipe Fittings
Electric Oil Heaters
Electric Heaters
Pedestal Fan
Books
Antique Drop Leaf Table
Toy Flag Ship
Fisher Am-Fm
Stereo Receiver
Motorcycle Helmets
Bundle of Insulation
110 Volt Air Conditioner
Propane Griddle

Kids Toys
Metal Target
Antique Door
Lots of Misc.
Figurines
Cups & Glasses
Fiesta Ware China
Antique Draw Knife
Axe
Old Metal Bell
Tennis Rackets
Badminton Rackets
Kitchen Chairs
Child Gate
Coffee Grinder
Hen on Nest
White Crock
Several T-Posts
5' Metal Gate
Bicycles
Shop Vac
Leaf Blower
Storm Doors

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