



Absolute

103 Nixon Hollow Lane N
& 0 Nixon Hollow Lane N
Pleasant Shade, TN

COURT AUCTION

Saturday - June 20, 2026 • 10:00 AM

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615.735.2244

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REALTY & AUCTION
615.735.2244
505 N. Main Street • Carthage, TN 37030
Auctioneer # 2629

AUCTIONEER'S NOTE: Folks, here's an opportunity that doesn't come along every day — a beautiful custom-built home sitting on 73.27 breathtaking acres selling in tracts! Whether you're looking for a private estate, building sites, investment property, or farmland, this property checks all the boxes. This gorgeous 3-bedroom, 2 bath home was custom built and offers quality craftsmanship throughout, plus a full basement giving you plenty of space, storage, or room to expand. Look at these views — stunning countryside scenery in every direction. Properties with views like this are getting harder and harder to find. The tracts are currently being septic evaluated and soil work has already been performed. Whether you want the entire farm, a beautiful homesite, acreage for recreation, or an investment for the future — you can buy exactly what fits your needs today. This is the kind of property families hold onto for generations. Don't miss your opportunity to own a piece of this beautiful Tennessee countryside.

Title: Seller will provide Warranty Deed. 2026 County Taxes will be pro-rated.

Closing Attorney: Mr. David Bass

Terms: Real Estate: This is a Chancery Court Sale; there will be no raising of the bid after sale date, the buyer will be required to pay 10% down to the Clerk & Master day of sale, sign a sales contract, with balance due at closing. This sale requires the Judge's approval and confirmation of the sale to the Buyer. After the Order of Confirmation is signed by the Judge, close of escrow will be no sooner than 30 days after Court Approval. Possession will be given with deed. Real Estate is being sold "AS-IS" "WHERE IS". Day of Sale announcements/Terms and Conditions will take precedence over all oral statements and printed material.

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER
Seller: Mrs. Jessie Goad, Special Commissioner & Receiver

SUPER TERMS AVAILABLE FROM AREA BANKS

- Citizens Bank – Jared Goad – (615) 735-1490
- Wilson Bank & Trust – David West – (615) 735-3990
- Wellworth Bank – Pat Nixon – (615) 735-2800
- Farm Credit Service – Chris Ferrell – (615) 444-1861
- Bank Tennessee – Eddie Dale Sykes – (615) 735-9805

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

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Home • Older Home • Barns • 73.27 Acres Selling in Tracts

This custom built home has approximately 2,280 sq ft, three bedrooms (12x18) (12x21) (12x22), two baths (10x6) (9x12), living room (12x26), kitchen (19x16), dining area (10x10), sunroom (19x15), utility room area (5x5), two office spaces/walk-in closets upstairs (5x6) (5x6), two car attached garage (25x26), along with a (27x48) basement, a (8x24) & (8x17) wrap around concrete covered front porch, a (3x9) back deck, and a (4x11) upstairs deck. This property also features a (52x40) tobacco barn, and a (46x44) loft barn.

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**Tract 1 – Home, Barn
& 14.39 Acres**

Tract 2 – 19.24 Acres

**Tract 3 – Old home
& 20.44 Acres**

Tract 4 – Barn & 19.20 Acres



Directions: From Carthage: Take Hwy 25 go approx. 2.5 miles and turn right onto HWY 80. Go approx. 3.8 miles and turn left onto Nixon Hollow Ln N, go approx. 0.9 miles and the property is on the left. See Signs!!

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