

# ABSOLUTE AUCTION

Saturday, April 4, 2026 • 10:00 a.m.

2491 Brooks Bend Lane • Gainesboro, Tennessee



www.PoindexterRealty.com  
**POINDEXTER**  
REALTY & AUCTION  
615.735.2244  
505 N. Main Street • Carthage, TN 37030  
C.D. "Digger" Poindexter • Auctioneer # 2929

BetterLetterPrinting.com

## 615.735.2244

**Directions:** From Gainesboro, west on Hwy 62, 8 miles to the left on Smith Bend, 1 mile to the right on Brooks Bend, 6+ miles to the farm on the left. See Signs!

**Auctioneer's Note:** Lake Views & County Living – Your Dream Homesite Awaits!! This is a sale that you don't want to miss. There is a 3Bd/2Ba double-wide home with a large barn and shop building on tract 5 that would be perfect for comfortable country living, along with a charming tiny home on tract 4 that would make an ideal Airbnb, weekend getaway, or rental property. Great opportunity for homeowners or investors alike!! These tracts have been soil tested and are being septic evaluated. Set your calendar and make plans to attend!

**Title:** Seller will provide Attorney Title Opinion Letter & Warranty Deed. 2026 County taxes will be paid by seller.  
**Closing Attorney:** Bellar & Winkler

**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.

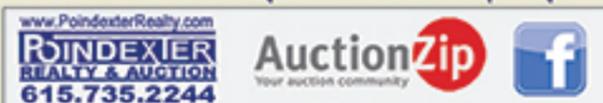
#### SUPER TERMS AVAILABLE FROM AREA BANKS

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

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER

SELLER(S): Garrett & Patricia Southworth

*"Smith County's Auction Company"*



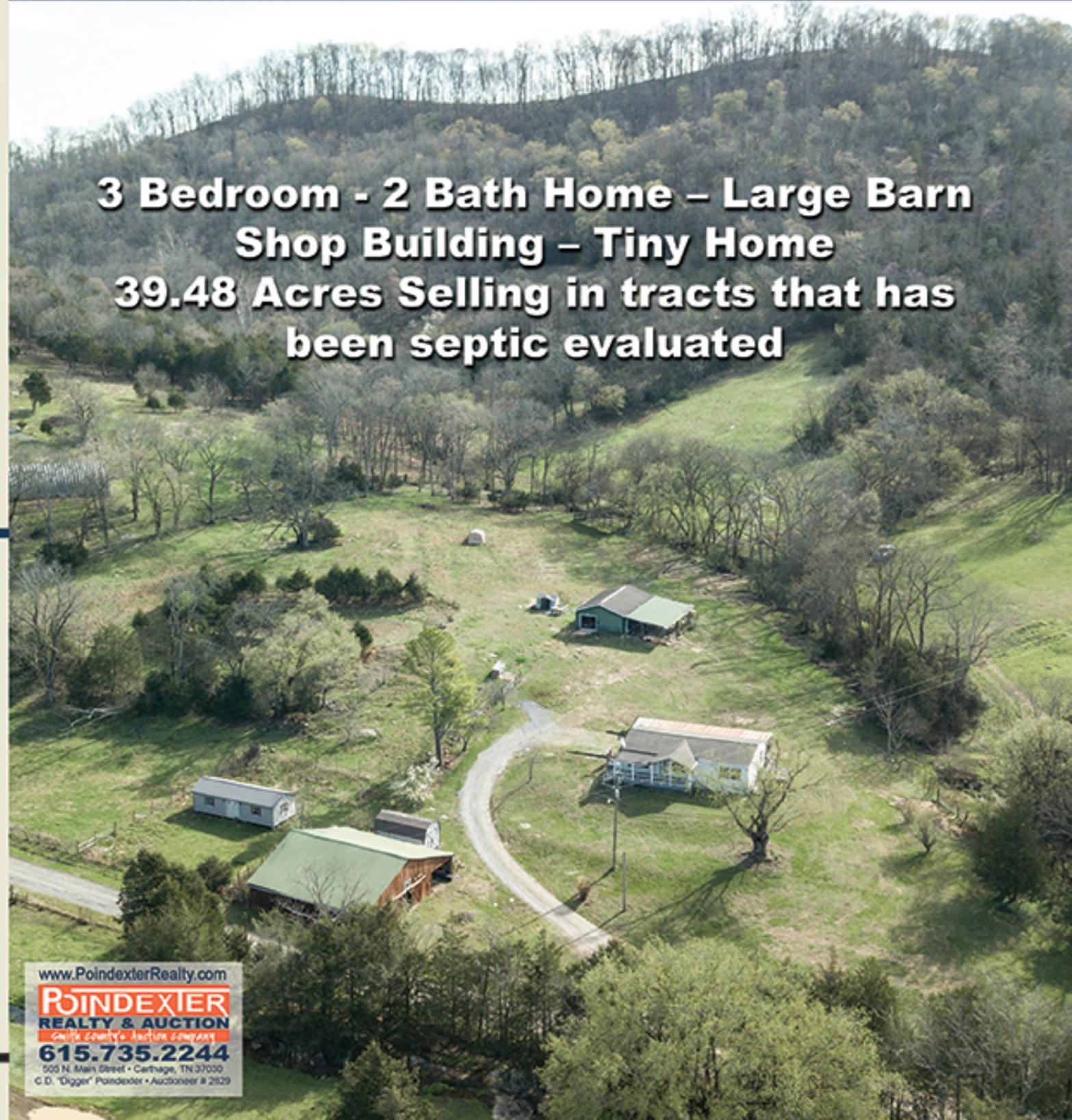
Tent • Heaters • Fans • Port-A-Lets  
Concessions Available. For detailed information  
and additional photos, please visit our website  
*Like & Follow us on Facebook*

# ABSOLUTE AUCTION

Saturday, April 4, 2026 - 10:00 AM

2491 Brooks Bend Ln • Gainesboro, Tennessee

## 3 Bedroom - 2 Bath Home – Large Barn Shop Building – Tiny Home 39.48 Acres Selling in tracts that has been septic evaluated



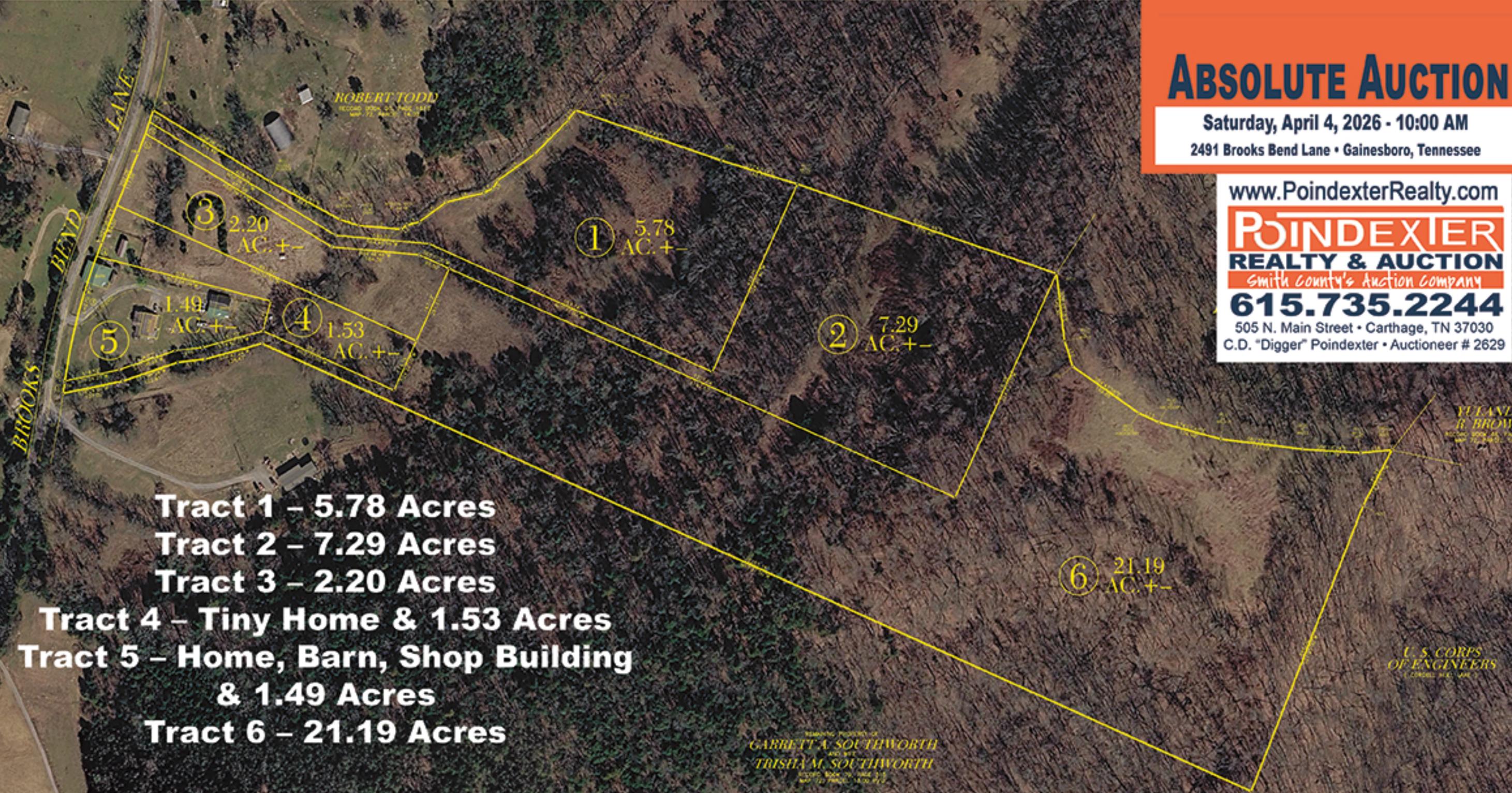
www.PoindexterRealty.com  
**POINDEXTER**  
REALTY & AUCTION  
*Smith County's Auction Company*  
615.735.2244  
505 N. Main Street • Carthage, TN 37030  
C.D. "Digger" Poindexter • Auctioneer # 2929

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

# ABSOLUTE AUCTION

Saturday, April 4, 2026 - 10:00 AM  
2491 Brooks Bend Lane • Gainesboro, Tennessee

www.PoindexterRealty.com  
**POINDEXTER**  
REALTY & AUCTION  
Smith County's Auction Company  
**615.735.2244**  
505 N. Main Street • Carthage, TN 37030  
C.D. "Digger" Poindexter • Auctioneer # 2629



- Tract 1 – 5.78 Acres**
- Tract 2 – 7.29 Acres**
- Tract 3 – 2.20 Acres**
- Tract 4 – Tiny Home & 1.53 Acres**
- Tract 5 – Home, Barn, Shop Building & 1.49 Acres**
- Tract 6 – 21.19 Acres**

