

REAL ESTATE AUCTION

Saturday - September 20, 2025 - 10:00 a.m.
400 & 424 Forrester Hollow Lane • Granville, TN



615.735.2244



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REALTY & AUCTION
Smith County's Auction Company
615.735.2244
505 N. Main Street • Carthage, TN 37030
Auctioneer # 2629

BetterLetterPrinting.com

REAL ESTATE AUCTION

Saturday, September 20, 2025 - 10:00 AM
400 & 424 Forrester Hollow Lane • Granville, TN

Sellers: Fred & Joanne Campbell

Real Estate
Sells @
11:00 a.m.



Home & 1.10 Acres – Adjoining 1.66 Acre Tract that is 3 Bedroom Septic Approved

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Personal Property - Appliances - Furniture

We are offering this 1,569 sq ft home with an additional lot that has been 3-bedroom septic approved. Kitchen/Dining room (12x14), Living room with vaulted ceiling (12x15), Bedroom with vaulted ceiling, corner Jacuzzi tub and vanity (20x23), Bath with large walk-in shower (9x10), Utility room & Half Bath (5x10), Sunroom (12x17), Pressure Treated Deck (12x12), Pressure Treated Rear Deck (7x12), and a free-standing carport (24x24). This home has a pea gravel sidewalk, pea gravel driveway, and parking area.

Directions: From Carthage, take Cookeville Hwy (US-70N) 8.8 miles turn left onto Granville Hwy (TN-53). Go 5.7 miles turn left onto Holleman Bend Ln. go 2.7 miles turn right onto Forrester Hollow Ln. go 0.6 mile to 424 Forrester Hollow Ln. See Signs!

AUCTIONEER NOTES: This would make the perfect get-a-way to relax and enjoy peace and quiet, while still being close to Granville Marina where you can fish or launch your boat less than a mile from the property, and enjoy a good meal at the local restaurant. There is a nice selection of personal property and furniture along with a Belgium Browning Sweet 16 gold trigger shotgun, and a Cub Cadet Side by Side. Make plans to come out and spend the day with the Poindexter Team.

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.

TITLE: Seller will provide Attorney Title Opinion Letter and Warranty Deed. 2025 County taxes will be prorated at closing.

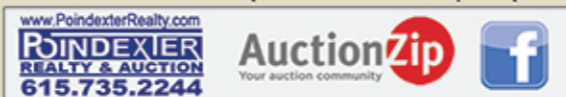
Personal Property: Cash or good Check Day of Sale

DRIVER'S LICENSE REQUIRED TO OBTAIN BIDDER NUMBER

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

"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



Boat Ramp .9 Miles from Property



Guns



Storage Building with Open Shed

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

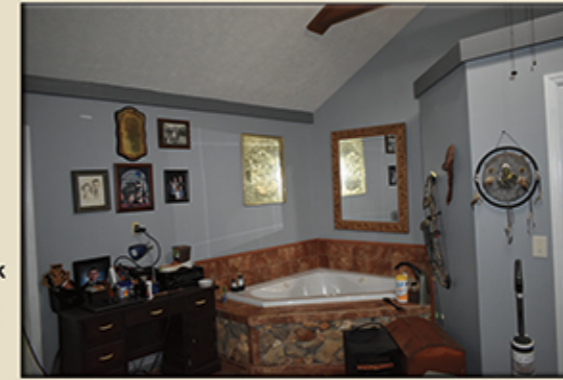
2005 Cub Cadet Challenger 400
 LG Side by side S.S.
 Refrigerator (If Home Sells)
 GE Washer w/ S.S. Tub
 GE Electric Dryer
 Side by Side Refrigerator
 2-110 Volt Air Compressors
 2-10'x10' Awnings
 Ice Chest
 Hose Pipe
 Bird House
 Metal Patio Table & 4 Chairs
 2-Antique Metal Chairs
 Flower Pots
 Metal Patio Table & 6 Chairs
 & Umbrella
 Wind Chimes
 Recliner Couch & Love Seat
 Coffee Table
 End Tables
 Glass Ball-Foot Antique Table
 Antique Victrola
 Wall Prints & Paintings
 5 Tall Bar Stools
 Small Chest Freezer
 Wood Bread Box
 S.S. Trash Can
 Wood Cheese Plate
 Oven Proof Bowls
 Bundt Pans
 Muffin Pans
 Electric Knife
 Apple Peeler
 Pressure Cooker
 S.S. Cookware
 Lots of Kitchen Knives & Utensils
 Metal & Plastic Mixing Bowls
 Plastic Ware
 Coffee Maker
 Dutch oven
 Antique Dresser w/ Marble Insert
 Wood Model Flag Ship
 Antique Rocker
 Light House Statue
 Pocket Knife
 Kitchen Step Stool
 Child's Antique Chair
 Small White Table
 Wood Desk
 Large Mop Bucket
 Epson Printer
 Acer Chrome Book
 Wood Trunk
 Cabela's Cooler
 Electric Heater



Bally/Midway Burger
 Time Video Machine
 Grizzly Clock
 4 Dinner Trays
 Cedar Chest
 Gas Log Fireplace
 Fireplace Set
 Large Cannon Ball Bed
 Wood Entertainment Center
 2-Large Dressers
 Wurlitzer Electric Organ
 Wood Entertainment Center
 Small Kitchen Island
 Oak Dining Room Table w/ Benches
 Couch
 Large Popcorn Popper
 Singer 541 LN Sewing Machine
 Lemonade Dispenser
 Fishpond
 Little Giant Folding Aluminum Ladder
 Pit Boss Smoker
 Large Kenmore Gas Grill
 8'x12' Dutch Style Storage Building
 w/ 8 1/2' Open Shed
 5'x8'Hustler Trailer w/ Ramp
 8-Place Setting of Johann Havilland
 China Bavaria Germany w/ Extra Pcs.
 Tineco Vacuum
 Glass Door Cabinet
 Blender



Antique Girls Bike
 4 Wheel Yard Cart
 Camping Shovels
 Assorted Shovels, Rakes,
 Picks, Sledgehammer
 Stihl MS250 Chain Saw
 Stihl GTA26 Battery Chain Saw
 Stihl Gas Leaf Blower
 5000 Pd. Floor Jack
 Jack Stands
 Propane Bottles
 2-Wheel Dolly
 Tow Strap
 Box Fan
 Rod & Reels
 Tackle Box
 Grease Gun
 4' Level
 Dip Net
 Right Hand Desk
 Snapper 6.75 HP Land Mower
 Air Tank
 4-Way Lug Wrench
 Christmas tree
 Christmas Decorations
 Coors Lite Sign
 Red Moon & Star Pitcher &
 6 Amber & Red Stem Glasses
 Amber Hen on Nest
 Rooster Candy Dish
 Amber Punch Bowl * Cups
 Red Glass Candle Holders
 Clear Butter Dish
 Several Clear Vases
 Vinegar Cruet
 Tall Wexford Vase
 Clear Bowls
 Gravy Bowl
 Leaded Clear & Green Glass Vase
 Campbell Family Crest Whiskey Flask
 Cut Glass Napkin Rings, Bowls,
 Compost, Candy Dish, Sugar Bowl
 Cake Plate
 Fruit Bowl
 S. S. Whiskey Flask
 Sandwich Plates
 Grape Design Punch Bowl
 Purple Decanter
 Blue Willow Saucer
 Men & Women Figurines
 Brass Ship Wheel Clock
 Anchor Picture Frame
 Wood Bread Box
 Wall Shelf
 Lots of GoRocks



Guns & Guitars:

Smith & Wesson - SW .40 VE (2 Clips)
 Belgium Browning Sweet Sixteen Shotgun
 Takamine Jasmine 6 String Guitar (Guitar & Case)
 Muscle Shoals 2016 Live to Music Row Pedestal Sign
 Heady Guitars 6 String Guitar

Lighters:

Camel Lighter
 Zippo Red Neck Lighter
 Germany Gas Lighter
 Zippo Dad Lighter

Knives:

2-Blade Knife w/ Corkscrew
 Sharp 300 Lock Blade
 Stainless Lock
 Frost Cutlery - Donald Trump
 (Making America Great Again),
 (One Dirty Politician at a Time),
 USA 2-Blade
 Colonial 2-Blade Knife
 Armex S.S. 2-Blade Hunting Knife
 Case XX Sod Buster Jr. Knife
 Case XX 1-Blade Knife
 Schrade Uncle Henry Lock Blade
 Case XX 3-Blade 2 Stars
 Smith & Wesson Extreme OPS Lock Blade
 American Truck Drivers United

EKA Sweden 1-Blade
 Bear MGC Hall of Fame Sysco Lock
 Blade
 Dixie Stampede Swiss Army Knife
 Army ROTC Knife
 Camillus Hunting Knife

Watches:

The Sopranos Watch
 Swiss Army Watch
 Seiko Sysco Hall of Fame Watch
 Vintage Benrus Calendar Watch
 LTD Watch
 UK Collection Watch
 Pulsar Calendar Watch
 Swiss Army Calendar Watch



Many More Items. Please visit our website: PoindexterRealty.com

