Absolute

1217 Smith Bend Lane
Gainesboro, TN

AUCTION

Saturday - December 5, 2026 • 10:00 AM



615.735.2244



View of Cordell Hull Lake

www.BetterLetterPrinting.com

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

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

Auctioneer's Notes: 12.12 Acres Offered in 6 Tracts Near Cordell Hull Lake! Don't miss this outstanding opportunity to purchase 12.12 acres in a beautiful location just across the road from Cordell Hull Lake Boat Launch and Salt Lick Creek Campground! This property will be offered in 6 individual tracts, providing buyers the flexibility to purchase one tract or combine multiple tracts to create the property that best fits their needs.

Location is what makes this property truly special! With the boat launch and campground just across the road, you'll have convenient access to fishing, boating, camping, and all the recreational opportunities Cordell Hull Lake has to offer. Whether you're looking for a place to build your dream home, establish a weekend getaway, or invest in property near the lake, this acreage offers plenty of possibilities.

The property also features a home and barn, adding a touch of country charm and additional potential. Soil work has been completed on the tracts, and septic evaluations are underway.

In addition to the real estate, we'll also be offering a selection of personal property, including a C Farmall tractor with attachments, farm equipment, an 1-ton GMC truck, an half-ton Chevrolet pickup, and various household items.

Whether you're looking for a homesite, a lake-area retreat, or an investment opportunity, this is an auction you won't want to miss! With multiple tracts available and an unbeatable location near Cordell Hull Lake, come prepared to buy!

TITLE: Seller to pay for Warranty Deed and Title Opinion Letter. 2026 Taxes paid by seller.
CLOSING ATTORNEY: Jamie D. 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.
PERSONAL PROPERTY: Cash or good check day of sale.
DRIVER'S LICENSE WILL BE REQUIRED TO OBTAIN BIDDER NUMBER
SELLER: Deborah Henley

"Smith county's Auction company"

www.PoindexterRealty.com
POINDEXTER REALTY & AUCTION
615.735.2244
AuctionZip Your auction community

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.

Absolute

1217 Smith Bend Lane
Gainesboro, TN

AUCTION

Saturday - December 5, 2026 • 10:00 AM



Real Estate to Sell at 10:00 AM



HOME & 12.12 ACRES SELLING IN TRACTS

DIRECTIONS: From Main St Carthage, turn Left on Hwy 25. Go 3.3 miles then Right on Hwy 80. Go 2.6 miles then Right on Hwy 85. Go 6.1 miles then continue on Kempville Hwy (TN85) for 3.7 miles, continue on Gladdice Hwy (TN85) for 1.4 miles, then turn Right on Smith Bend Lane, end at property. See Signs!!



View of Cordell Hull Lake from the boat launch.

This home has been used as a 4-bedroom, 1-bath residence and offers an eat-in kitchen, living room, and separate dining room. While the home needs remodeling and updating, it offers plenty of opportunity for someone looking to renovate and make it their own. Features include city water, central heat and air, aluminum siding, and a flue for a wood stove.

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



- C Farmall Tractor w/attachments
- 1-ton 1985 GMC truck w/metal flatbed
- Half-ton 1991 Chevy pickup truck
- Scanner
- Flower vases
- Edelbrock Chrome 4-barrel breather
- 4 black skillets
- Hand Seed Sower
- Crutches
- Plastic long gun case
- Marilyn Monroe picture
- Compound bow
- Care bear
- Lots of 33 records
- Wall mirrors
- White dresser lamp
- Air hose
- Entrance electric wire
- Bird cage
- Oil drain pan
- Deep dish rims & tires
- Gal. gas can
- Carburetor & intakes
- Tail gate cover
- V6 engine
- Tractor rear rim
- Oak church bench
- Electric grinder & brush on Ant.
- Sewing machine base
- Bush ice beer banner
- Corona sign
- 2" black plastic pipe
- Metal bunk bed
- Styrofoam tobacco cartons
- Engine stand w/4-cylinder block
- Heavy rubber feed barrel
- Wood shelf
- Rough sawn lumber
- Bush hog chunk
- Old craftsman tool chest
- 7' pc. 12" corr. Pipe
- Side by side refrigerator/freezer
- 10 pc. of 3"x5" steel angle
- Wood cattle rack
- Plastic barrels
- Old fuel tanks & troughs
- Deer climbing stand
- Flu line block for 8"
- 3-point hitch boom pole
- 3 pt. hay spear
- 6' or 7' drag disc
- One point hitch bottom plow
- Slat wing 2 bottom plow
- Cultivators for one point hitch
- Old Tus- pedestal fan
- Chrome heavy valve covers for V6
- 2 electric poles
- Wood fence poles
- 5' bush hog
- Engine hoist
- Portable deer stand
- Fuel jugs
- Jumper cables
- Hydraulic jack
- Trailer balls
- 6' pc. grader blade
- Half roll 4' fence
- Barbwire
- Craftsman GT 5000 riding mower
- Old guitars
- Electric drill
- Potty chair
- Walker on wheels
- Walking sticks
- 5' two bowls for vanity
- Edelbrock V8 valve covers
- Wood porch swing
- ATV tire changer
- Large chalk dog
- Electric kitchen stove
- Swinger organ
- Tobacco sticks
- Engine in crate
- Farm gates


View of Cordell Hull Lake







12.12 Acres Selling in 6 Tracts
Tract 1 – 1.62 Acres
Tract 2 – Barn & 2.39 Acres
Tract 3 – 1.83 Acres
Tract 4 – 2.23 Acres
Tract 5 – 2.48 Acres
Tract 6 – Home & 1.57 Acres





Property is directly across the road from the boat launch to Cordell Hull Lake.



