

LAND AUCTION

Saturday, July 25, 2026 @10:00 A.M.

W. Mt. Vernon Road-Bob Perry Road-Cal Durham Road-Bethpage, TN

112 +/- Acres in 14 Tracts

Wooded-Open-Pond-Brick Home

Sale Will be Conducted
on the Home Site
on Tract 7

Open Farm Tour
Thursday, July 23, 2026
from 3:00 P.M.-6:00 P.M.

Tract 1-2.32 +/- Acres w/approx 168' of Road Frontage on W. Mt. Vernon Road
Tract 2-5.08 +/- Acres w/approx 51' of Road Frontage on W. Mt. Vernon Road
Tract 3-5.09 +/- Acres w/approx 51' Easement on W. Mt. Vernon Road
Tract 4-6.07 +/- Acres w/approx 51' Easement on W. Mt. Vernon Road
Tract 5-7.69 +/- Acres w/approx 51' of Road Frontage on W. Mt. Vernon Road
Tract 6-13.76 +/- Acres w/approx 155' of Road Frontage on W. Mt. Vernon Road w/Pond
Tract 7-11.87 +/- Acres w/approx 187' of Road Frontage on Bob Perry Road w/Shop and House
Tract 8-11.10 +/- Acres w/approx 63' of Road Frontage on Bob Perry Road
Tract 9-6.57 +/- Acres w/approx 53' of Road Frontage on Bob Perry Road
Tract 10-5.48 +/- Acres w/approx 328' of Road Frontage on Cal Durham Road
Tract 11-6.11 +/- Acres w/approx 243' of Road Frontage on Cal Durham Road
Tract 12-9.72 +/- Acres w/approx 581' of Road Frontage on Cal Durham Road
Tract 13-6.10 +/- Acres w/approx 162' of Road Frontage on Cal Durham Road
Tract 14-15.04 +/- Acres w/approx 51' Easement on Bob Perry Road

The brick home on Tract 7 has been completely remodeled. Home has approx 1,700 square feet with a full basement. This tract also comes with a 30 x 50 shop building that is wired for electricity and has a concrete floor. The house tract has a water meter. The pond on Tract 6 is a stocked pond. A meandering branch runs through Tract 13 and Tract 14. All tracts have city water available. Tract 9 and Lot 1 have water meters. All tracts have been evaluated for septic. Land is level to gently rolling while being wooded and open. There is an abundance of wildlife on all of the land. If you are looking for a mini farm or a place to call home in the country, you need to take a look at these tracts.



WALLY W GILLIAM

REALTY & AUCTION™

Private and Auction Sales

406 N. Broadway - P.O. Box 7926, Portland, TN 37148

www.gilliamrealtyandauktion.com (615) 325-4597

TNFL #2621 KYFL #RP2749

Announcements made the day of the sale take precedence over prior advertising.



TERMS-REAL ESTATE -10% down day of sale with balance due on or before 30 days from sale date. Property taxes to be prorated and Seller to provide a good deed.

PERSONAL PROPERTY -Cash, check, or credit/debit card day of sale. Credit/debit cards will be charged a 3.75% convenience fee to sale total.

LAND AUCTION

Saturday, July 25, 2026 @10:00 A.M.

**W. Mt. Vernon Road-Bob Perry Road-Cal Durham Road-Bethpage, TN
112 +/- Acres in 14 Tracts
Wooded-Open-Pond-Brick Home**

DIRECTIONS - From Portland Hwy 52E, right on W. Mt. Vernon Road to sale site



WALLY & AUCTION™
Private and Auction Sales
406 N. Broadway - P.O. Box 7926, Portland, TN 37148
www.gilliamrealestateandauction.com
TNNFL #2621 KYFL #RP2749
(615) 325-4597
Announcements made the day of the sale take precedence over prior advertising.