



Nice Cabin • Barn • Personal Property 68+/- Acres offered in 3 Tracts

**7977 White Oak Flatt Rd.
Sparta, TN 38583**

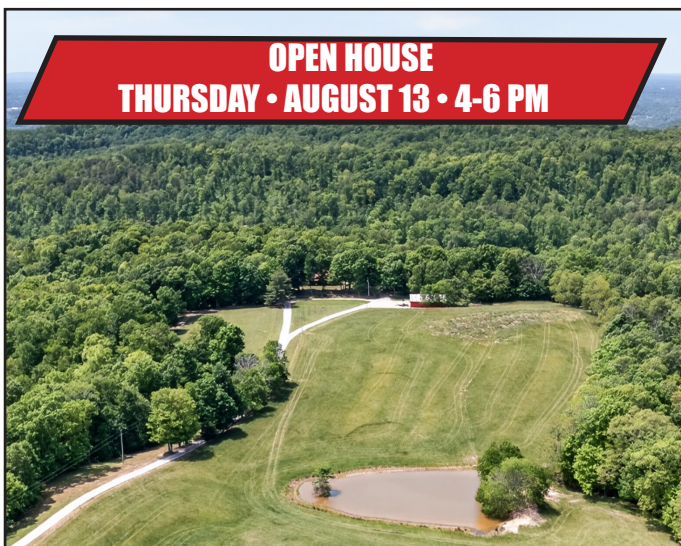
ONLINE ONLY ABSOLUTE AUCTION



BIDDING ENDS THURSDAY • AUGUST 27 • 10 AM

More Images, Drone Video, Aerial & Bidding @ WWW.EAGLEAUCTIONS.COM

**OPEN HOUSE
THURSDAY • AUGUST 13 • 4-6 PM**



Experience country living at its finest with this stunning property! Featuring a beautiful 2 bedroom, 2 bathroom 1,265 sq ft. home, impressive outbuildings, and 68 +/- acres of breathtaking land selling by new survey & offered in 3 tracts. Paired with an exceptional inventory of personal property, this is a rare opportunity to own a slice of Tennessee countryside.



**AMONETT'S EAGLE
AUCTION & REALTY, LLC**

117 S. Jefferson Ave., Cookeville, TN 38501

26-032 **931-526-5335**

TNF 6105 KY 2965 IN AU11200022



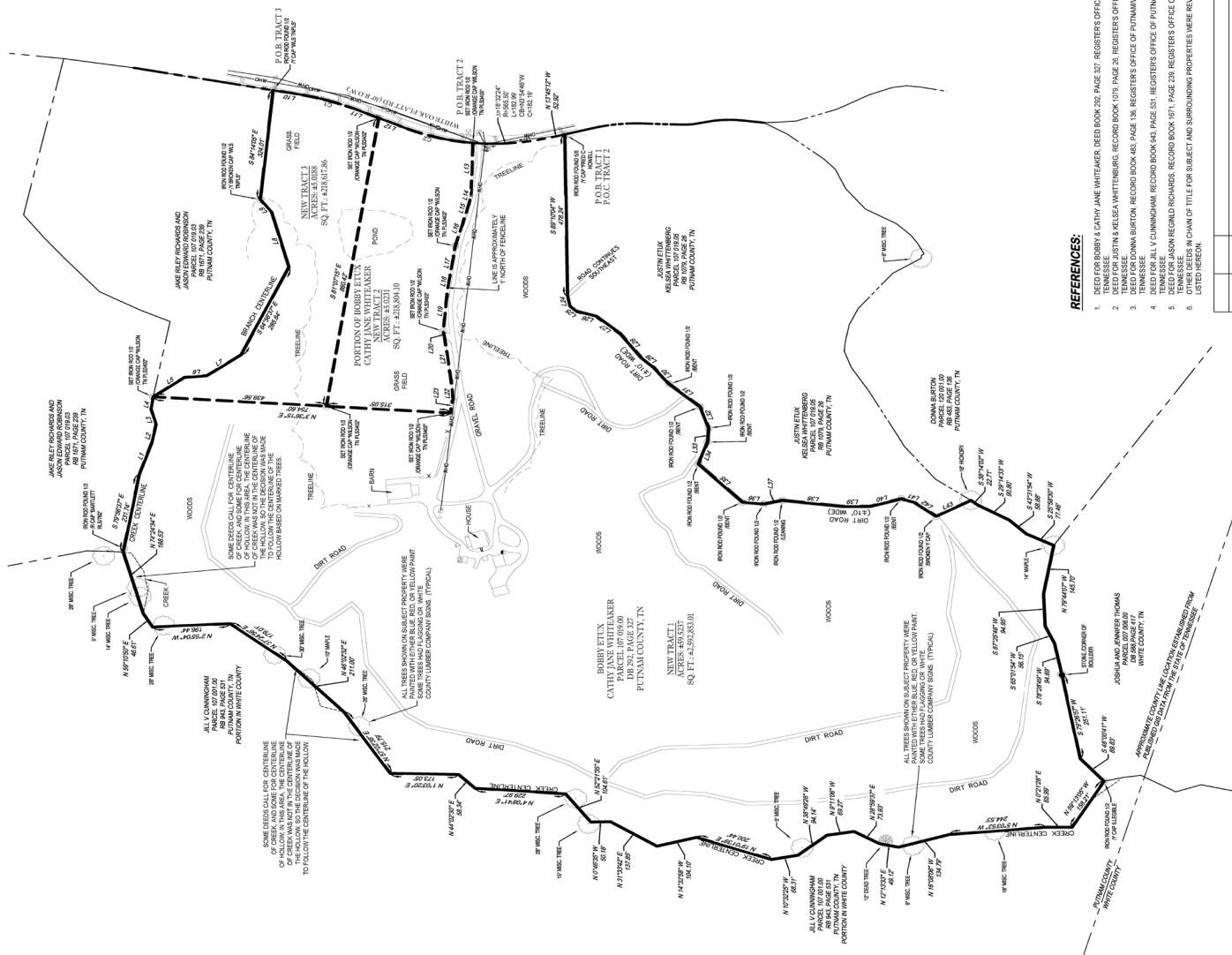
www.eagleauctions.com

Terms: RE: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Years Taxes Pro-Rated. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising. PP: 10% Buyer's Premium. Payment in full @ Pickup. Pickup Saturday, August 29 • 9AM-12NOON @ 7977 White Oak Flatt Rd. Sparta, TN 38583. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising

WHITEAKER PROPERTY
7977 WHITE OAK FLATT ROAD
4TH CIVIL DISTRICT
PUTNAM COUNTY, TENNESSEE
TOTAL ACRES: +69.5656

DEED REFERENCE: DB 292, PG 32
TAX MAP 107 PARCEL 019.00

LINE TABLE	NO.	REMARKS
1	13171416	84.89
2	13193971	85.49
3	13192411	46.48
4	13083434	35.32
5	13052511	8.75
6	13051421	17.38
7	13052399	50.31
8	13043536	16.73
9	13022411	47.73
10	13152110	68.89
11	13232359	66.69
12	13232359	59.82
13	13014399	55.82
14	13197339	93.22
15	13197354	38.76
16	13042411	50.83
17	13119723	81.67
18	13011922	43.98
19	13031101	37.07
20	13197359	19.11
21	13021079	18.64
22	13021301	30.47
23	13021444	43.56
24	13197359	28.62
25	13044229	22.24
26	13197429	53.62
27	13043029	30.82
28	13332359	96.12
29	13041649	63.38
30	13111029	63.38
31	13042359	103.62
32	13121339	66.92
33	13031301	41.59
34	13122429	66.67
35	13041500	158.89
36	13051429	55.69
37	13131023	47.32
38	13061429	153.23
39	13061429	70.91
40	13111629	33.92
41	13021301	69.73
42	13021559	19.87



CONTROL POINT
ELECTRIC BOX
FUEL TANK
GUY WIRE
IRON PIPE
IRON ROD
LIGHT POLE
MAILBOX
PK NAIL
POWER POLE
STONE
TPOST
TREE
WATER METER
WATER VALVE
CENTERLINE
MEASURED
RECORD BOOK
RECORD BOOK
FOUND
RIGHT OF WAY
SQUARE
TENSURE
POINT OF BEGIN
POINT OF COMPLE
REGISTERED
PUTNAM CO

1. DEED FOR ROBBY & CATHY ANNE WHITEAKER, DEED BOOK 254, PAGE 327. REGISTERS OFFICE OF PUTNAM COUNTY, TENNESSEE.
2. DEED FOR JUSTIN & KELSEA WHITTINGBORG, RECORD BOOK 1973, PAGE 8. REGISTERS OFFICE OF PUTNAM COUNTY, TENNESSEE.
3. DEED FOR DOWNA BURTON, RECORD BOOK 483, PAGE 136. REGISTERS OFFICE OF PUTNAM/WHITE COUNTY, TENNESSEE.
4. DEED FOR ALL V CUNNINGHAM, RECORD BOOK 943, PAGE 1571. REGISTERS OFFICE OF PUTNAM/WHITE COUNTY, TENNESSEE.
5. DEED FOR ALISON RICHARD RICHARDS, RECORD BOOK 1671, PAGE 239. REGISTERS OFFICE OF PUTNAM COUNTY, TENNESSEE.
6. DEED FOR JAMES L. RICHARDS, RECORD BOOK 1671, PAGE 239. REGISTERS OFFICE OF PUTNAM COUNTY, TENNESSEE.

REV	MM/DD/YR	DESCRIPTION	DWN BY	APP BY

PROJECT: 7077 WHITE OAK ELEVATT RD

SOUTHEAST SURVEYORS, LLC

[illegible][illegible]

DATE: 08/26/2008

SHEET NO.:

			c	e
				f

A map showing the proposed site location. The site is marked with a black dot and labeled "SITE" in large, bold, black letters. The site is located at the intersection of Baker Mtn Rd and White Oak Flatt Rd. Other roads shown include Pleasant Ridge Rd, Phifer Mtn Rd, Navy 70, and Couse Dr.

GRAPHIC SCALE IN FEET

150' 300'

[illegible]

LEE D. WILSON, DO HERBY CERTIFY THAT A PORTION OF THIS SURVEY WAS COMPLETED WITH GPS EQUIPMENT. THE PORTION OF THE SURVEY PERFORMED WITH GPS EQUIPMENT INCLUDES APPROXIMATELY 45% OF ADJOINING MONUMENTATION AND TWO SITE CONTROL POINTS. THIS WAS PERFORMED UNDER MY SUPERVISION WITH THE FOLLOWING INFORMATION:

A.	TYPE OF SURVEY: REAL TIME KINETIC (RTK)
B.	POSITIONAL ACCURACY: 0.05'
C.	DATE OF SURVEY: JUNE 3, 2008
D.	DATE/PROJECT: MAR2011, EDPH 2010.00
E.	FIXED CONTROL USED: TOWN'S REFERENCE NETWORK
F.	GEOID MODEL: GEOID08

A STANDARD TRAVERSE WAS ALSO PERFORMED UTILIZING TRIMBLE SS ROBOTIC TOTAL STATION AND A TRIMBLE TSC2 DATA COLLECTOR. I DO HEREBY CERTIFY THAT THIS IS A CATEGORY II AND IV SURVEY AND THAT THE MEASUREMENTS MEET OR EXCEEDS A MINIMUM UNBIASED RATIO OF PRECISION OF 17.500 AS SHOWN ON THE ATTACHED PRECISION REPORT. I AM NOT PROVIDING ANY DATA HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT PROFESSIONAL STANDARDS OF PRACTICE.

DATE OF LAST FIELD WORK: JUNE 3, 2026

LEE D. WILSON
TENNESSEE REGISTERED LAND SURVEYOR
SOUTHEAST SURVEYORS, INC.

BOUNDARY & SUBDIVISION SURVEY

7077 WHITE OAK EL ATT RD

KE

SOUTHEAST SURVEYORS, LLC

800.368.6868

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523</
--	---	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

SCALE: 1" = 150'

PROJECT NO.: 249-01-01

SOUTHEAST
DWG: WHITTINGTON_79171010-000-001.dwg

DATE: 08/26/2026

SURVEYORS  Surveyors of the City of New York

Sheet No.:

1 OF 1
WWW.SESURVEY.COM

[illegible]