

2506 Callis Rd
Lebanon , TN 37087

SOLD!

Auction
10/23/2021 10:00 am

ABSOLUTE AUCTION
SATURDAY OCTOBER 23, 2021
10AM

2506 CALLIS RD
LEBANON, TN

Lot 1 - 9.2 ac.+-
Lot 2 - 3.33 ac.+-
Lot 3 - 5.21 ac.+-
Lot 4 - 5.02 ac.+-
Lot 5 - 5.01 ac.+-
Lot 6 - 5.14 ac.+-
Lot 7 - 5.03 ac.+-
Lot 8 - 5.01 ac.+-
Lot 9 - 5.01 ac.+-
Lot 10 - 7.29 ac.+-

Jay White | 615.308.4421
www.AgeeAndJohnson.com

AJ AGEE & JOHNSON
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY
Serving Wilson County Since 1977

Listed By (Agent):

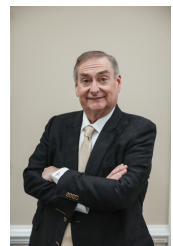
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY OCTOBER 23, 2021 @ 10am

LOCATED 2506 CALLIS RD • LEBANON, TN 37087

DIRECTIONS:

From I-40 Exit 232 take TN-109S, .9 mile, turn left on Callis Road. Watch for signs!!!

57.33 PRIME ACRES • SELLING IN 10 TRACTS

LOCATION! LOCATION! LOCATION!

TRACTS RANGING IN SIZE FROM 5.01 TO 9.27 ACRES

UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED

Located in the Heart of the

Golden Triangle

57.33 Rolling to Level Acres located on Callis Road.

These building tracts range in size from 5.01 acres to 9.27 acres.

Located in the heart of the Golden Triangle - centrally located between Highway 109, I-40 and I-840.

Conveniently located less than 2 miles from the New Hickory Ridge Shopping Center featuring Publix and Whataburger, minutes from Nashville International Airport and 4 miles from the Music City Star - Martha Station.

All Tracts -

- ✓i,☐ Front Callis Rd
- ✓i,☐ Have Utility Water Available
- ✓i,☐ Soils Tested and Septic Approve - details sale date
- ✓i,☐ Excellent Building Sites

VIDEO

<https://youtu.be/NTpK1GgGRhg>

Tract 1:

9.27 acres • panoramic views, large open and wooded tract with barn

Tract 2:

5.33 acres • dotted with trees and open land

Tract 3:

5.21 acres • improved with a newly updated 1700+ square feet modular home. 3 bedrooms, 2 full baths, large flex space adjoining the open kitchen, owner suite complete with large bath. Beautiful Views! Move in Ready!

Tract 4:

5.02 acres • serene environment with mature trees and open land

Tract 5:

5.01 acres • mature trees and open land with views of nature's beauty

Tract 6:

5.14 acres • tranquil pond, dotted with trees and open land

Tract 7:

5.03 acres • tranquil pond, dotted with trees and open land

Tract 8:

5.01 acres • mature trees and open land with views of nature's beauty

Tract 9:

5.02 acres • serene environment with mature trees and open land

Tract 10:

7.29 acres • panoramic views, wooded and open land with beautiful scenes of wildlife



Beautiful Land
Open & Wooded • Panoramic Views

OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE

ABSOLUTE AUCTION

**Saturday
October 23, 2021
10:00 AM**

**Call Jay White at 615-444-0909 or 615-308-4421
For Further Information**

FINANCING: Available through Wilson Bank & Trust - Seth Thurman - 615-374-4133; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



615.444.0909

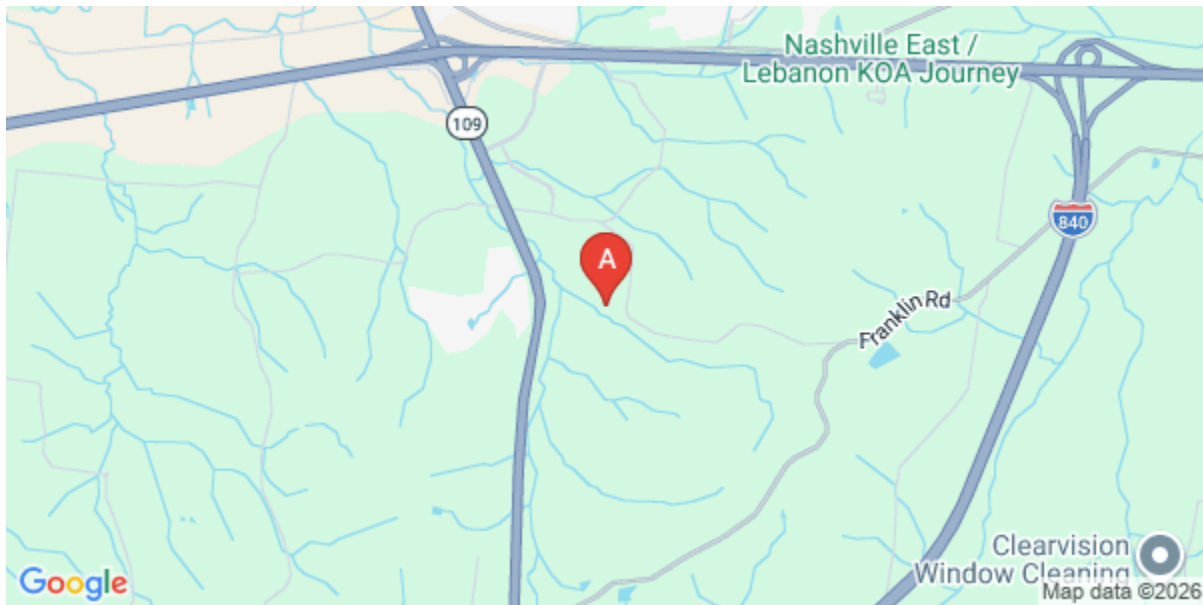
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Contact **Agee & Johnson** Today!

Auction Date	2021-10-23
Buyer's Agent Comp.	Call for Details
Address Street	2506 Callis Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson

Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday October 23, 2021 57.33 Prime Acres Selling in 10 Tracts 2506 Callis Rd • Lebanon TN
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

-  **Restaurants:** 20+
-  **Health / Medical:** 20+
-  **Shopping:** 20+
-  **Grocery:** 20+
-  **Attractions / Things to Do:** 20+

Local area results found within 20mi - powered by Yelp.com

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Wendy's	Burgers	1.64 mi	(615) 443-2301	9 Review(s) 3.5
2	Ko's Pizza & Cafe	Pizza	1.71 mi	(615) 547-1775	47 Review(s) 4.0
3	Coach's Eastgate Grille	Sports Bars	1.74 mi	(615) 470-8415	26 Review(s) 3.0
4	Bellacino's Pizza & Grinders	Pizza	1.75 mi	(615) 547-1414	46 Review(s) 3.5
5	McDonald's	Burgers	1.76 mi	(615) 449-8366	20 Review(s) 1.5
6	Sonic Drive-In	Fast Food	1.77 mi	(615) 443-0930	12 Review(s) 2.0
7	Taco Bell	Fast Food	1.78 mi	(615) 784-5215	1 Review(s) 2.0
8	Waffle House	Breakfast & Brunch	1.83 mi	(615) 547-0409	17 Review(s) 3.0
9	Bojangles	Fast Food	3.94 mi	(615) 443-7572	15 Review(s) 3.0
10	Ziggy's Pizzeria	Pizza	3.98 mi	(615) 449-8887	39 Review(s) 3.5
11	The GLADE DINER	American (Traditional)	3.99 mi	(615) 547-0414	30 Review(s) 4.5
12	Gladeville Market And Grill	Breakfast & Brunch	4 mi	(615) 470-5010	6 Review(s) 4.5
13	Chili's	American (Traditional)	4.01 mi	(615) 443-7121	42 Review(s) 2.5
14	Subway	Sandwiches	4.02 mi	(615) 443-9950	1 Review(s) 3.0

15	EL Sol Tex-Mex Express	Tex-Mex	4.03 mi	(615) 547-9170	13 Review(s) 4.5
16	Outback Steakhouse	Steakhouses	4.08 mi	(615) 444-7193	78 Review(s) 2.5
17	Subway	Sandwiches	4.13 mi	(615) 449-1400	5 Review(s) 4.0
18	Helenbak Bar & Grill	Bars	4.53 mi	(615) 784-4065	2 Review(s) 5.0
19	Snow White Drive In	American (Traditional)	4.54 mi	(615) 443-4299	106 Review(s) 4.0
20	Taco Bell	Mexican	4.61 mi	(615) 453-4225	7 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	4.7 mi	(615) 444-2581	10 Review(s) 3.5
2	Kroger	Grocery	4.78 mi	(615) 449-4631	8 Review(s) 3.0
3	ALDI	Grocery	5.52 mi	(855) 955-2534	3 Review(s) 4.5
4	Walmart Supercenter	Department Stores	5.92 mi	(615) 444-0471	21 Review(s) 2.0
5	La Tienda Hispana	Grocery	6.09 mi	(615) 444-9859	9 Review(s) 4.5
6	Kroger	Grocery	6.66 mi	(615) 758-3300	13 Review(s) 4.0
7	ALDI	Grocery	6.67 mi	(855) 955-2534	3 Review(s) 4.5
8	Publix	Grocery	6.69 mi	(615) 773-0250	6 Review(s) 4.5
9	Al's Foodland	Grocery	6.89 mi	(615) 449-8293	1 Review(s) 5.0
10	Walmart Supercenter	Grocery	7.14 mi	(615) 758-1121	10 Review(s) 3.0
11	Cook's Star Market	Grocery	7.59 mi	(615) 444-9992	1 Review(s) 5.0
12	Houston Meat & Produce	Grocery	7.9 mi	(615) 758-7226	29 Review(s) 4.5
13	Kroger	Grocery	8.06 mi	(615) 773-8700	6 Review(s) 3.5
14	Publix Super Markets	Grocery	8.16 mi	(615) 758-4200	15 Review(s) 4.0
15	Publix Super Markets	Grocery	8.16 mi	(615) 758-9830	3 Review(s) 5.0
16	Rice's Country Ham Store	Grocery	8.87 mi	(615) 758-2362	6 Review(s) 5.0
17	H. G. Hill's Grocery Store	Grocery	9.61 mi		1 Review(s) 1.0
18	Cedar Creek Market	Grocery	9.76 mi	(615) 773-6006	1 Review(s) 3.0
19	ALDI	Grocery	11.56 mi	(855) 955-2534	11 Review(s) 4.5
20	Publix Super Markets	Bakeries	11.86 mi	(615) 874-0898	28 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Tate MediSpa	Medical Spas	3.74 mi	(615) 444-1173	3 Review(s) 3.5
2	Hughston Clinic Orthopaedics	Orthopedists	3.74 mi	(615) 547-6700	2 Review(s) 1.0
3	Kearny Kathleen R MD	Cardiologists	3.74 mi	(615) 449-6868	1 Review(s) 5.0
4	Tennessee Orthopedics	Orthopedists	3.76 mi	(615) 449-0990	1 Review(s) 5.0
5	STAR Physical Therapy	Physical Therapy	3.77 mi	(615) 466-5200	1 Review(s) 5.0
6	Pediatric Dentistry - Lebanon	Pediatric Dentists	3.79 mi	(615) 545-1812	1 Review(s) 4.0
7	Mathews Jeffrey MD Facs	Surgeons	3.81 mi	(615) 443-1599	1 Review(s) 1.0
8	Jocelyne Miller, MD	Gastroenterologist	3.89 mi	(615) 885-1093	1 Review(s) 5.0
9	Children's Clinic East	Pediatricians	3.9 mi	(615) 466-9770	3 Review(s) 2.5
10	Cumberland Skin	Dermatologists	4.23 mi	(615) 449-5771	12 Review(s) 3.0
11	Smile Solutions of Lebanon	Pediatric Dentists	4.54 mi	(615) 453-9937	3 Review(s) 3.5
12	Pinnacle Dermatology- Lebanon	Dermatologists	4.55 mi	(615) 994-8201	3 Review(s) 1.0
13	Vanderbilt Eye Institute	Ophthalmologists	4.55 mi		3 Review(s) 2.5
14	Centennial Pediatrics	Doctors	4.59 mi	(615) 453-1930	1 Review(s) 1.0
15	Bradshaw Medical Clinic	Family Practice	4.59 mi	(615) 444-4126	1 Review(s) 1.0
16	John Kane, MD	Pediatricians	4.6 mi	(615) 443-6833	1 Review(s) 1.0
17	Abbey Paul MD	Sports Medicine	4.6 mi	(615) 449-0990	1 Review(s) 1.0
18	Optometric Physicians of Middle Tennessee	Optometrists	4.6 mi	(615) 444-2359	2 Review(s) 3.0
19	CareNow	Urgent Care	4.68 mi	(615) 938-7171	7 Review(s) 4.5
20	Pryor Family Dentistry	Oral Surgeons	4.68 mi	(615) 444-7999	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sports Village Fitness	Gyms	4.61 mi	(615) 449-0031	10 Review(s) 4.0
2	Body Kneads	Skin Care	4.62 mi	(615) 449-7880	21 Review(s) 4.5
3	World Classic Martial Arts	Martial Arts	4.65 mi	(615) 547-9606	1 Review(s) 5.0
4	Pro Pools	Swimming Pools	4.76 mi	(888) 352-7582	14 Review(s) 1.5
5	Premier Martial Arts	Martial Arts	4.9 mi	(615) 443-4783	1 Review(s) 5.0
6	South Mt. Juliet Bark Park	Dog Parks	4.92 mi	(615) 754-2552	12 Review(s) 3.0

7	Julia's Body Shop	Trainers	4.98 mi	(615) 828-5385	2 Review(s) 5.0
8	So Fly Studio	Dance Studios	5.08 mi		8 Review(s) 5.0
9	Anytime Fitness	Gyms	5.23 mi	(615) 547-4736	7 Review(s) 4.5
10	Xtreme Paintball	Paintball	5.24 mi	(615) 547-2324	9 Review(s) 2.5
11	David Deaton Karate Studios	Martial Arts	5.27 mi	(615) 547-1754	3 Review(s) 5.0
12	Planet Fitness	Gyms	5.3 mi	(615) 994-6905	2 Review(s) 3.0
13	Pine Creek Golf Course	Golf	5.4 mi	(615) 449-7272	12 Review(s) 2.5
14	Don Fox Park	Parks	5.72 mi	(615) 449-0303	10 Review(s) 4.0
15	Pro Bowling Center	Bowling	6.08 mi	(615) 449-3898	6 Review(s) 3.5
16	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.17 mi	(615) 506-0428	1 Review(s) 5.0
17	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	6.18 mi	(804) 305-2321	1 Review(s) 5.0
18	Cedars Of Lebanon State Park	Parks	6.27 mi	(615) 443-2769	39 Review(s) 4.0
19	Jimmy Floyd Family Life Center	Fitness & Instruction	6.27 mi	(615) 453-4545	4 Review(s) 3.5
20	Wilkie's Outfitters	Rafting/Kayaking	6.35 mi	(615) 784-4179	1 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Hot Spring Spas of Music City	Hot Tub & Pool	3.79 mi	(615) 443-4441	9 Review(s) 5.0
2	The Home Depot	Hardware Stores	4.13 mi	(615) 444-5472	11 Review(s) 3.5
3	Dollar General Store	Department Stores	4.14 mi	(615) 453-6107	2 Review(s) 2.5
4	Music City Bricks	Hobby Shops	4.38 mi	(615) 965-6551	2 Review(s) 5.0
5	Vanderbilt Eye Institute	Ophthalmologists	4.55 mi		3 Review(s) 2.5
6	Optometric Physicians of Middle Tennessee	Optometrists	4.6 mi	(615) 444-2359	2 Review(s) 3.0
7	Beauty Boutique	Cosmetics & Beauty Supply	4.73 mi	(615) 547-4468	2 Review(s) 3.0
8	The Jewelers	Jewelry	4.75 mi	(615) 547-4444	2 Review(s) 5.0
9	Pro Pools	Swimming Pools	4.76 mi	(888) 352-7582	14 Review(s) 1.5
10	Verizon	Mobile Phones	4.78 mi	(615) 443-2355	7 Review(s) 3.0
11	Harbor Freight	Hardware Stores	4.88 mi	(615) 453-5261	1 Review(s) 5.0
12	Harbor Freight	Hardware Stores	4.88 mi	(615) 527-4242	11 Review(s) 5.0
13	Aaron's	Electronics	4.89 mi	(615) 453-2286	2 Review(s) 1.0
14	Talbots Outlet	Accessories	4.9 mi	(615) 257-2414	1 Review(s) 4.0
15	The Children's Place	Children's Clothing	4.9 mi	(615) 443-2820	1 Review(s) 1.0
16	Van Heusen	Outlet Stores	4.9 mi	(615) 443-2954	2 Review(s) 4.5
17	Publix Pharmacies	Drugstores	4.9 mi	(615) 874-2216	1 Review(s) 5.0
18	K2 Agriculture & Turf	Farming Equipment	4.91 mi	(615) 547-6551	4 Review(s) 2.0
19	Coach Store	Leather Goods	4.91 mi	(615) 443-3688	2 Review(s) 4.0
20	Rack Room Shoes	Shoe Stores	4.92 mi	(615) 444-1551	2 Review(s) 2.0