

**Leeville Rd**  
Mt Juliet, TN 37122

**SOLD!**

Auction  
04/27/2023 6:00 pm



Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



# **ABSOLUTE AUCTION**

**THURSDAY APRIL 27, 2023 @ 6pm**

**LOCATED LEEVILLE RD • MT JULIET, TN 37122**

## **DIRECTIONS:**

**From I-40 at Hwy. 109 Exit-232, take Hwy. 109 south, turn right on Safari Camp Rd., go 1 mile, turn slightly left onto Leeville Rd., go 2.3 miles to auction. Watch for signs!!!**

**18 PRIME ACRES • 2 BEAUTIFUL TRACTS**

**UTILITY WATER • SEPTIC APPROVED**



**LOCATION! LOCATION! LOCATION!**

**5 MINUTES OR LESS TO HWY 109, I-40 and SR-840**

***BEAUTIFUL BUILDING SITES***

**18 PRIME ACRES • 2 BEAUTIFUL TRACTS  
UTILITY WATER • SEPTIC APPROVED**

**Prime Acres, Selling in Two Acreage Tracts with Beautiful Building Sites**

**Both tracts front Leeville Road, have Utility Water available, Septic Approved, and restricted to 2,500 min. sq. ft. site built homes, no mobile, doublewide or manufactured homes allowed**

**These tracts lay Level to Rolling, Open Fields in the front and Wooded in the rear with plenty of room for children and pets to roam, horses, cattle and other livestock, plus only minutes to new dining establishments and new Publix on Hwy. 109**



**LOCATION - LOCATION - LOCATION  
5 MINUTES OR LESS TO HWY 109, I-40 AND SR-840**

**OPEN FOR INSPECTION  
LOOK AT YOUR CONVENIENCE**

**Contact Jim Agee 615.504.0963 or 615.444.0909  
for Further Information**

**ABSOLUTE  
AUCTION**

**Thursday  
April 27, 2023  
6:00 PM**

**Contact Jim Agee 615.504.0963 or 615.444.0909  
for Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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 2023 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**

**www.AgeeAndJohnson.com**



Contact **Agee & Johnson** Today!

**Auction Date** 2023-04-27

**Buyer's Agent Comp.** Call for Details

<b>Address Street</b>	Leeville Rd
<b>Address City</b>	Mt Juliet
<b>Address State</b>	TN
<b>Address Zipcode</b>	37122
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Thursday April 27, 2023 @ 6pm Leeville Rd • Mt Juliet TN 18 Prime Acres • 2 Beautiful Building Tracts Utility Water • Septic Approved
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Thursday April 27, 2023 6:00 PM  
**LEEVILLE ROAD, MT. JULIET, TN 37122**  
 18 PRIME ACRES • 2 BEAUTIFUL TRACTS  
 UTILITY WATER • SEPTIC APPROVED

**LOCATION - LOCATION - LOCATION**  
 5 MINUTES OR LESS TO HWY 109, I-40 AND SR-840

18 Prime Acres, Selling in Two Acreage Tracts with Beautiful Building Sites. Both tracts have excellent road frontage, utility water available, Septic Approvals, and are zoned for 2,500 sq. ft. site built homes, no mobile, doublewide or manufactured homes allowed. These tracts are zoned for rolling, open fields in the front and wooded in the rear with plenty of room for children and pets to roam, horses, cattle and other livestock, plus only minutes to new dining establishments and new Public on Hwy. 109.

Tract 5: 103 Acres - 269 feet Road Frontage - 3 Bedroom Septic Approval  
 Tract 6: 113 Acres - 271 feet Road Frontage - 5 Bedroom Septic Approval

— OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE —  
 Call Jim Agee at 615-444-0909 or 615-954-0963 For Further Information

AGEE & JOHNSON REALTY AND AUCTION COMPANY 615.444.0909 www.AgeeAndJohnson.com

**ABSOLUTE AUCTION** Thursday April 27, 2023 6:00 PM  
**LEEVILLE ROAD, MT. JULIET, TN 37122**  
 18 PRIME ACRES • 2 BEAUTIFUL TRACTS  
 UTILITY WATER • SEPTIC APPROVED

**LOCATION - LOCATION - LOCATION**  
 5 MINUTES OR LESS TO HWY 109, I-40 AND SR-840

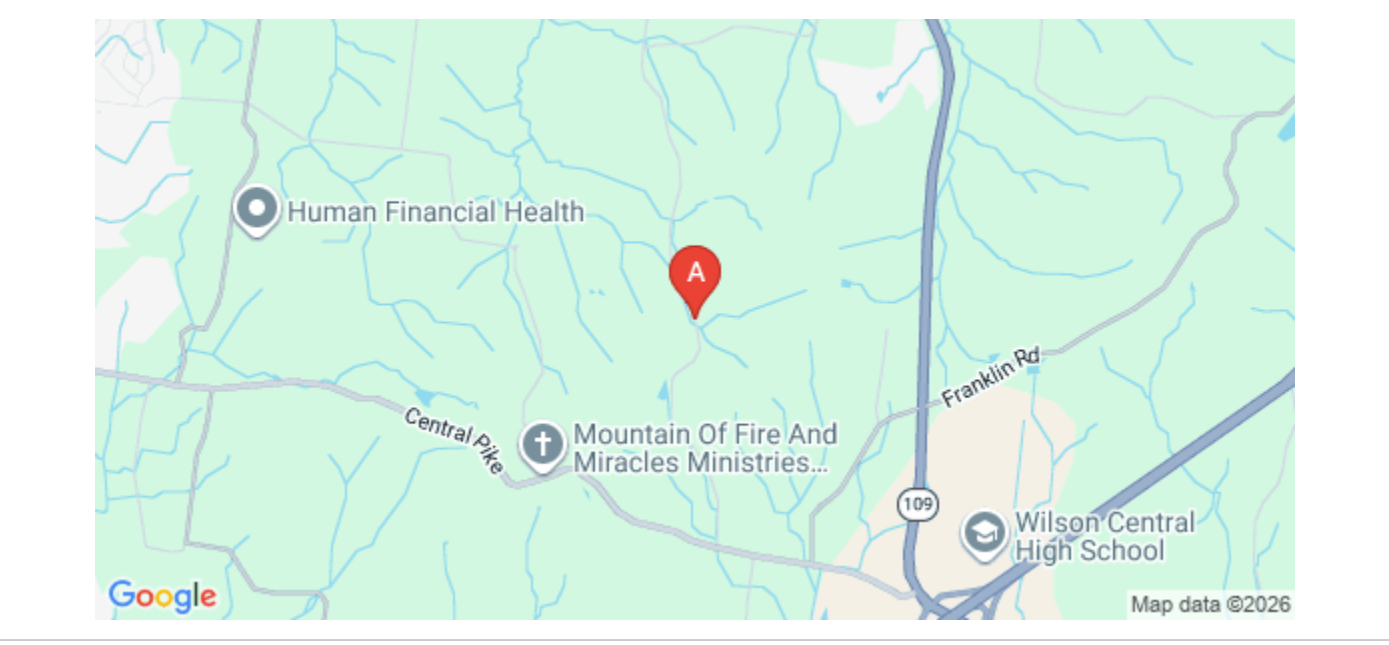
18 Prime Acres, Selling in Two Acreage Tracts with Beautiful Building Sites. Both tracts have excellent road frontage, utility water available, Septic Approvals, and are zoned for 2,500 sq. ft. site built homes, no mobile, doublewide or manufactured homes allowed. These tracts are zoned for rolling, open fields in the front and wooded in the rear with plenty of room for children and pets to roam, horses, cattle and other livestock, plus only minutes to new dining establishments and new Public on Hwy. 109.

Tract 5: 103 Acres - 269 feet Road Frontage - 3 Bedroom Septic Approval  
 Tract 6: 113 Acres - 271 feet Road Frontage - 5 Bedroom Septic Approval

— OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE —  
 Call Jim Agee at 615-444-0909 or 615-954-0963 For Further Information

AGEE & JOHNSON REALTY AND AUCTION COMPANY 615.444.0909 www.AgeeAndJohnson.com

AGEE & JOHNSON REALTY AND AUCTION COMPANY 615.444.0909 www.AgeeAndJohnson.com



**Local & Nearby Area Resources / Businesses**

- 🍴 Restaurants: 20+
- 🛒 Grocery: 20+
- 🏥 Health / Medical: 20+
- 🌳 Attractions / Things to Do: 20+
- 🛍️ Shopping: 20+

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

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	Griffin's Market & Deli	Delis	1.19 mi	(615) 449-0849	0 N/A
2	Subway	Fast Food	2.54 mi	(615) 547-9801	0 N/A
3	Gyro & Philly Steak 2	Greek	2.56 mi	(615) 965-2000	6 Review(s) 5.0
4	Coach's Eastgate Grille	Sports Bars	2.57 mi	(615) 470-8415	30 Review(s) 3.0
5	Pepe's Wholesale Pizza	Pizza	2.57 mi	(615) 443-0999	0 N/A
6	Wendy's	Burgers	2.58 mi	(615) 547-4429	13 Review(s) 3.0
7	Jersey Mike's Subs	Fast Food	2.6 mi	(615) 610-1818	4 Review(s) 5.0
8	Taco Bell	Fast Food	2.62 mi	(615) 784-5215	6 Review(s) 2.5
9	Ziggy's Pizzeria	Pizza	2.62 mi	(615) 449-8887	57 Review(s) 3.5
10	The Glade Diner	American (Traditional)	2.62 mi	(615) 547-0414	41 Review(s) 4.5
11	Sonic Drive-In	Fast Food	2.65 mi	(615) 443-0930	17 Review(s) 2.0
12	Gladeville Market And Grill	Breakfast & Brunch	2.66 mi	(615) 470-5010	9 Review(s) 4.5
13	Subway	Sandwiches	2.66 mi	(615) 449-1400	7 Review(s) 4.5
14	McDonald's	Burgers	2.67 mi	(615) 449-8366	25 Review(s) 1.5
15	Bellacino's Pizza & Grinders	Pizza	2.73 mi	(615) 547-1414	75 Review(s) 3.5

16	Waffle House - Lebanon	Breakfast & Brunch	2.74 mi	(615) 547-0409	25 Review(s) 3.0
17	Los Compadres	Mexican	2.79 mi	(615) 547-9526	8 Review(s) 2.5
18	Whataburger	Burgers	2.95 mi	(615) 547-2692	0 N/A
19	Laredo Taco Company	Tacos	3.46 mi	(615) 924-9377	1 Review(s) 5.0
20	Gourmet Pizza	Pizza	3.71 mi	(615) 340-0040	0 N/A

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Gladeville General Store	Grocery	2.66 mi	(615) 444-8292	0 N/A
2	Gladeville Smoke Shop	Tobacco Shops	2.66 mi	(615) 443-2226	1 Review(s) 1.0
3	Dollar General	Grocery	2.66 mi	(615) 250-3534	2 Review(s) 2.5
4	Lanham	Grocery	2.78 mi	(615) 449-7153	0 N/A
5	Publix - Lebanon	Grocery	2.95 mi	(615) 443-4349	1 Review(s) 5.0
6	Schwans	Grocery	4.11 mi	(615) 754-4493	0 N/A
7	Publix	Grocery	5.2 mi	(615) 773-0250	14 Review(s) 3.5
8	Kroger	Grocery	5.21 mi	(615) 758-3300	18 Review(s) 3.5
9	ALDI	Grocery	5.4 mi	(855) 955-2534	3 Review(s) 4.5
10	Walmart Supercenter	Grocery	5.64 mi	(615) 758-1121	12 Review(s) 2.5
11	Dollar General	Grocery	5.71 mi	(615) 553-3482	0 N/A
12	Dollar General	Discount Store	5.71 mi	(615) 553-3482	1 Review(s) 3.0
13	Cook's Star Market	Grocery	5.74 mi	(615) 444-9992	1 Review(s) 5.0
14	Dollar General	Grocery	5.82 mi	(615) 965-5919	0 N/A
15	Dollar General	Grocery	5.83 mi	(615) 687-3471	1 Review(s) 1.0
16	Dollar General	Discount Store	5.94 mi	(615) 965-3350	2 Review(s) 3.5
17	White's Market	Grocery	6.04 mi	(615) 459-2133	0 N/A
18	Kroger	Grocery	6.18 mi	(615) 883-4259	1 Review(s) 1.0
19	Publix Super Markets	Grocery	6.54 mi	(615) 444-2581	22 Review(s) 3.5
20	Zip's Food Mart	Grocery	6.62 mi	(615) 449-4516	0 N/A

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	STAR Physical Therapy	Physical Therapy	2.59 mi	(615) 466-5200	1 Review(s) 5.0
2	Bee Well Urgent Care	Urgent Care	2.6 mi	(615) 900-5451	1 Review(s) 2.0
3	Well Health & Chiropractic - Lebanon	Chiropractors	2.8 mi	(615) 784-6750	0 N/A
4	Results Physiotherapy Lebanon, Tennessee - West	Physical Therapy	2.81 mi	(615) 549-6544	0 N/A
5	Publix - Lebanon	Grocery	2.95 mi	(615) 443-4349	1 Review(s) 5.0
6	Roberson Thomas A OD	Optometrists	4.15 mi	(615) 449-3061	0 N/A
7	Evans Randolph R MD	Doctors	4.43 mi	(615) 444-1831	0 N/A
8	Davis Michael K OD	Optometrists	4.68 mi	(615) 449-8167	0 N/A
9	Maristone of Providence	Home Health Care	4.83 mi	(615) 758-1237	0 N/A
10	Ascension Saint Thomas Medical Partners - Mt Juliet	Family Practice	4.83 mi	(615) 466-0041	12 Review(s) 2.5
11	Results Physiotherapy Mount Juliet, Tennessee - Specialty Rehab	Physical Therapy	4.84 mi	(615) 553-9761	0 N/A
12	Massage Envy - Mt. Juliet	Massage	4.99 mi	(615) 773-0772	35 Review(s) 2.5
13	CVS Pharmacy	Drugstores	5.06 mi	(615) 773-2828	3 Review(s) 2.5
14	The Good Feet Store	Orthotics	5.14 mi	(615) 754-7300	2 Review(s) 1.0
15	Dynamic Therapy Center	Physical Therapy	5.16 mi	(615) 443-4445	0 N/A
16	Rutland Place Senior Living	Retirement Homes	5.16 mi	(615) 773-6111	0 N/A
17	Southeastern Dental Group - Mt. Juliet	Cosmetic Dentists	5.18 mi	(615) 754-6677	6 Review(s) 4.5
18	The Joint Chiropractic	Chiropractors	5.21 mi	(615) 488-4954	7 Review(s) 3.5
19	Sculpted Slim	Body Contouring	5.21 mi	(615) 813-6213	0 N/A
20	Infinite Healing IV & Wellness Center	IV Hydration	5.21 mi	(615) 668-6352	0 N/A

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	MCMRA-Music City Model Racing Association	Racing Experience	2.56 mi	(615) 447-8555	0 N/A
2	Intrigue Athletics	Gymnastics	2.63 mi	(615) 981-0231	1 Review(s) 1.0
3	Pine Creek Golf Course	Golf	3.53 mi	(615) 449-7272	13 Review(s) 2.0
4	South Mt. Juliet Bark Park	Dog Parks	3.62 mi	(615) 754-2552	13 Review(s) 3.5
5	Empower Me Day Camp	Day Camps	3.95 mi	(615) 453-0005	0 N/A
6	So Fly Studio	Dance Studios	4.27 mi		8 Review(s) 5.0
7	Broken Arrow Archery Club	Archery	4.6 mi		0 N/A

8	Chuck E. Cheese	Pizza	5.07 mi	(615) 773-8401	10 Review(s) 3.0
9	COBRA Self Defense Nashville	Self-defense Classes	5.21 mi	(615) 212-9445	0 N/A
10	Anytime Fitness	Gyms	5.21 mi	(615) 754-0157	13 Review(s) 4.0
11	F45 Training - Mt Juliet	Trainers	5.22 mi	(615) 583-9575	2 Review(s) 5.0
12	Pure Barre	Barre Classes	5.22 mi	(615) 722-7876	0 N/A
13	Body Shop Fitness	Gyms	5.25 mi	(615) 758-9700	4 Review(s) 5.0
14	Unity Yoga Room	Yoga	5.53 mi	(615) 200-0916	9 Review(s) 4.5
15	Graves Fitness Center	Gyms	5.64 mi	(615) 758-0883	0 N/A
16	Hotworx - Mt. Juliet	Yoga	5.64 mi	(615) 754-1889	0 N/A
17	Simply Defined Fitness	Trainers	5.66 mi	(615) 975-5528	0 N/A
18	David Deaton Karate Studios	Karate	5.74 mi	(615) 754-6878	1 Review(s) 5.0
19	Fred Astaire Dance Studios	Dance Studios	5.78 mi	(615) 727-5487	0 N/A
20	Planet Fitness	Gyms	5.79 mi	(615) 988-5400	23 Review(s) 3.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Genesco Distribution	Shoe Stores	1.7 mi	(615) 443-7816	0 N/A
2	O'Reilly Auto Parts	Auto Parts & Supplies	1.8 mi	(615) 466-1526	0 N/A
3	C & F Office Machines Services	Office Equipment	2.28 mi	(615) 259-9588	1 Review(s) 5.0
4	Tracer Electronics	Electronics	2.51 mi	(615) 285-3952	0 N/A
5	Antique Reflections	Antiques	2.63 mi	(615) 444-2232	0 N/A
6	Gladeville Smoke Shop	Tobacco Shops	2.66 mi	(615) 443-2226	1 Review(s) 1.0
7	Dollar General	Grocery	2.66 mi	(615) 250-3534	2 Review(s) 2.5
8	Custom Baskets and Bouquets	Candy Stores	2.95 mi	(615) 773-6031	0 N/A
9	American Heritage Trees	Nurseries & Gardening	3.01 mi	(703) 380-9675	0 N/A
10	Rusty Oak Armory	Guns & Ammo	3.02 mi	(615) 619-3409	0 N/A
11	Boutique Film Lab	Photography Stores & Services	3.1 mi	(615) 283-0254	0 N/A
12	Himmel's Architectural Door & Hardware	Door Sales/Installation	3.32 mi	(615) 622-5777	0 N/A
13	Soaring Hawk Traders	Arts & Crafts	3.41 mi	(615) 429-5184	0 N/A
14	Premier Sign & Trophy	Trophy Shops	3.62 mi	(615) 476-9230	0 N/A
15	Leap Networks	Mobile Phones	3.73 mi	(615) 235-5327	1 Review(s) 1.0
16	The Yard Sale Store	Wholesale Stores	4.29 mi	(615) 754-0867	7 Review(s) 4.5
17	Hot Spring Spas of Music City	Hot Tub & Pool	4.53 mi	(615) 443-4441	18 Review(s) 5.0
18	Professional Edge	Eyewear & Opticians	4.53 mi	(615) 399-0912	0 N/A
19	Suggs Creek General Store Hardware	Hardware Stores	4.72 mi	(615) 453-4155	0 N/A
20	JCPenney	Department Stores	4.99 mi	(615) 758-7800	15 Review(s) 2.5