

Lovers Lane
Lebanon, TN 37087

SOLD!

Auction
06/03/2023 10:00 am



Listed By (Agent):

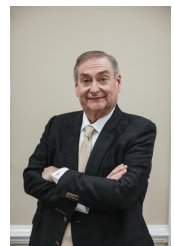
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

Rick Thorne

Phone (Office): 615-444-0909

Phone (Cell): 615-347-4285

Email: thorneri@realtracs.com



ABSOLUTE AUCTION

SATURDAY JUNE 3, 2023 @ 10am

LOCATED LOVERS LANE • LEBANON, TN 37087

DIRECTIONS:

From the Historic Lebanon Square travel north on North Cumberland Street, turn right on East High Street, .4 mile, turn left on Rome Pike, 1.1 mile, turn left on Lovers Lane. Watch for signs!!!

34+ BEAUTIFUL ACRES • SELLING IN 4 ESTATE TRACTS

TRACTS RANGING IN SIZE FROM 5.09 TO 12.59 ACRES

CITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED



City Water Available • Soils Tested Septic Approved

34+ Beautiful Acres selling in 4 Estate Tracts

Ranging in size from 5.09 - 12.59 Acres,
City Water Available, Soils Tested Septic Approved (details sale date)
Restricted to Site Built Homes, No Mobile or Modular Homes
Perfect for your Homestead or Barndominium
Excellent Building Sites, Land Lays Level to Gently Rolling
Open Fields and Wooded Areas with plenty of room for children and pets to roam, horses, cattle and other livestock

Conveniently located close to Historic Lebanon Square, Shopping, Restaurants, and easy access to I-40 and I-840

<https://youtu.be/TVJy9ThKjAk>

All Tracts -

- ✓i,☐ Have City Water Available
- ✓i,☐ Soils Tested and Septic Approve ✓i,☐ Excellent Building Sites
- ✓i,☐ Level Acreage
- ✓i,☐ Large Open Areas ✓i,☐ Serene Environment
- ✓i,☐ Mature Trees ✓i,☐ Scenic Views



Estate Building Tracts
Open & Wooded • Beautiful Level Land

**OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE**

**PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND • OPEN FIELDS • MATURE TREES**



Tract 1:

6.67 Acres - Beautiful Building Site

Tracts 2:

9.92 Acres - Breathtaking Building Site

Tract 3:

12.59 Acres - Breathtaking Building Site

Tract 4:

5.09 Acres - Beautiful Building Site

ABSOLUTE AUCTION	Saturday June 3, 2023 10:00 AM
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**Call Jay White 615.308.4421 or Ricky Thorne 615.347.4285
For Further Information**

Part of the George Eatherly Estate

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.

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 2023 property taxes; give possession with deed.

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

 <p>AGEE & JOHNSON REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p>615.444.0909</p> <p>www.AgeeAndJohnson.com</p>
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Contact **Agee & Johnson** Today!

Auction Date	2023-06-03
Buyer's Agent Comp.	Call for Details
Address Street	Lovers Lane
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday June 3, 2023 @ 10am Lovers Lane • Lebanon TN 34+ Beautiful Acres Selling in 4 Estate Tracts
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

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LOVERS LANE, LEBANON, TN 37087
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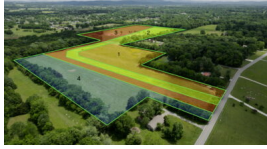
PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND • OPEN FIELDS • MATURE TREES

Tract 1: 6.67 Acres, Beautiful Building Site Tract 3: 12.39 Acres, Breathtaking Building Site
 Tract 2: 9.95 Acres, Breathtaking Building Site Tract 4: 3.09 Acres, Beautiful Building Site

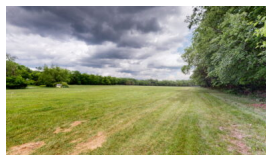
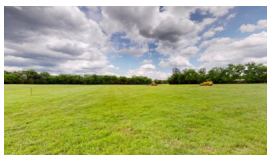
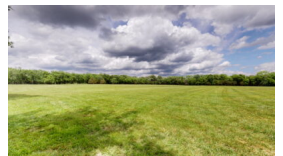
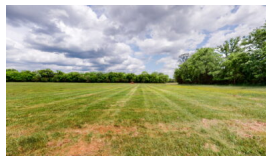
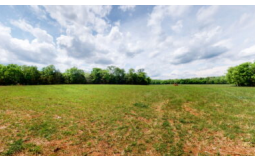
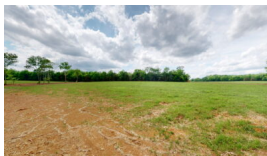
Call Jay White at 615-504-0903 or Ricky Thorne at 615-347-4285
 For Further Information

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SELDOM DO PARCELS OF THIS SIZE COME AVAILABLE
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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	People's BBQ	Barbeque	1.55 mi	(615) 784-4175	2 Review(s) 3.5
2	Subway	Sandwiches	1.61 mi	(615) 453-3823	6 Review(s) 1.0
3	Rice Box	Chinese	1.69 mi	(615) 449-9488	39 Review(s) 4.5
4	The Crab Shack	Seafood	1.82 mi	(615) 547-4360	13 Review(s) 3.5
5	David's Pizza	Pizza	1.97 mi	(615) 444-8232	30 Review(s) 2.5
6	Belles Little Country Kitchen	Breakfast & Brunch	2.1 mi	(615) 547-6888	32 Review(s) 3.5
7	Tenn Lakes Brewing Company	Pizza	2.14 mi	(615) 994-1330	18 Review(s) 4.5
8	Tenn Lakes Brewing Company	Pizza	2.14 mi		2 Review(s) 3.0
9	Split Bean Roasting	Coffee & Tea	2.17 mi	(615) 784-4058	56 Review(s) 4.5
10	Burger King	Burgers	2.17 mi	(615) 444-7415	14 Review(s) 1.5
11	Town Square Social	American (New)	2.2 mi	(615) 784-4593	275 Review(s) 4.5
12	Wildberry	Cafes	2.3 mi	(615) 547-4494	18 Review(s) 4.5
13	Scoopz Italian Ice	Gelato	2.33 mi	(615) 547-9346	17 Review(s) 5.0
14	Sushi Max	Sushi Bars	2.33 mi	(615) 453-0423	33 Review(s) 4.0
15	New Moon BBQ	Barbeque	2.38 mi	(615) 444-7920	16 Review(s) 3.5
16	Speedy Burrito Lebanon Tennessee	Mexican	2.39 mi	(615) 784-4071	90 Review(s) 4.5
17	Al Basha Lounge & Restaurant	Hookah Bars	2.41 mi	(615) 784-4448	28 Review(s) 4.0
18	La Tienda Hispana	Grocery	2.48 mi	(615) 444-9859	9 Review(s) 4.5
19	The Smoke House by Hoite's	Barbeque	2.59 mi	(615) 444-8300	1 Review(s) 3.0
20	Whitts Barbecue	Barbeque	2.62 mi	(615) 443-1919	20 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	1.66 mi	(615) 449-8293	9 Review(s) 2.5
2	La Tienda Hispana	Grocery	2.48 mi	(615) 444-9859	9 Review(s) 4.5
3	H. G. Hill's Grocery Store	Grocery	2.9 mi		1 Review(s) 1.0
4	Dollar General	Discount Store	2.9 mi	(615) 547-8051	1 Review(s) 5.0
5	Walmart Supercenter	Department Stores	3.07 mi	(615) 444-0471	35 Review(s) 2.0
6	ALDI	Grocery	3.41 mi	(855) 955-2534	6 Review(s) 4.5
7	Kroger	Grocery	3.92 mi	(615) 449-4631	12 Review(s) 3.0
8	DG Market + pOpshelf	Discount Store	3.93 mi	(615) 965-4320	1 Review(s) 1.0

9	Publix Super Markets	Grocery	4.62 mi	(615) 444-2581	22 Review(s) 3.5
10	Kroger	Grocery	7.45 mi	(615) 883-4259	1 Review(s) 1.0
11	Publix - Lebanon	Grocery	8.66 mi	(615) 443-4349	1 Review(s) 5.0
12	Dollar General	Discount Store	9.66 mi	(615) 965-3350	2 Review(s) 3.5
13	Three Forks Marketplace	Grocery	11.66 mi	(615) 237-9777	4 Review(s) 3.5
14	Stagecoach General Store	Grocery	11.69 mi	(615) 452-0808	1 Review(s) 1.0
15	DG Market	Discount Store	11.78 mi	(615) 502-5794	1 Review(s) 5.0
16	Gladeville Smoke Shop	Tobacco Shops	12.03 mi	(615) 443-2226	1 Review(s) 1.0
17	Dollar General	Grocery	12.03 mi	(615) 250-3534	2 Review(s) 2.5
18	Piggly Wiggly	Grocery	12.92 mi	(615) 374-0600	1 Review(s) 3.0
19	Publix	Grocery	13.68 mi		2 Review(s) 3.5
20	Publix Super Markets	Grocery	14.04 mi	(615) 758-9830	3 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	2.03 mi	(615) 444-2069	8 Review(s) 4.0
2	Psychiatric Center At McFarland Hospital	Hospitals	2.17 mi	(615) 444-2363	1 Review(s) 1.0
3	MidTenn Primary Care	Walk-in Clinics	2.31 mi	(615) 547-6699	1 Review(s) 5.0
4	The Massage Collection	Reflexology	2.37 mi	(615) 443-1974	2 Review(s) 3.0
5	John M. Pino, OD,PhD	Optometrists	2.38 mi	(615) 449-0541	1 Review(s) 5.0
6	Family Eye Med	Optometrists	2.38 mi	(615) 449-0541	9 Review(s) 3.5
7	STAR Physical Therapy	Physical Therapy	2.38 mi	(615) 443-4938	5 Review(s) 4.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	2.44 mi	(615) 444-3185	4 Review(s) 5.0
9	Grosch Counseling Center LLC	Counseling & Mental Health	2.49 mi	(615) 444-7885	1 Review(s) 2.0
10	Gallaher John OD	Optometrists	2.51 mi	(615) 444-9111	2 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	2.51 mi	(615) 444-9111	1 Review(s) 5.0
12	Logan Eye Care	Optometrists	2.51 mi	(407) 333-7333	7 Review(s) 4.5
13	Newman Dental Associates	General Dentistry	2.59 mi	(615) 470-8550	3 Review(s) 5.0
14	Troy L Long, DDS	Cosmetic Dentists	2.61 mi	(615) 444-2782	7 Review(s) 5.0
15	Wilson County Chiropractic	Chiropractors	2.71 mi	(615) 449-6700	4 Review(s) 5.0
16	Flawless Reflection	Weight Loss Centers	2.72 mi	(615) 489-6949	3 Review(s) 3.5
17	Strauss William T DC	Chiropractors	2.73 mi	(615) 444-5335	1 Review(s) 5.0
18	Johnson Bruce L DDS	Oral Surgeons	2.88 mi	(615) 444-0065	1 Review(s) 5.0
19	Lebanon Center for Rehabilitation and Healing	Skilled Nursing	2.9 mi	(615) 444-4319	1 Review(s) 1.0
20	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	2.9 mi	(318) 243-4395	5 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Wilkie's Outfitters	Rafting/Kayaking	2.17 mi	(615) 784-4179	1 Review(s) 5.0
2	Jimmy Floyd Family Life Center	Fitness & Instruction	2.21 mi	(615) 453-4545	4 Review(s) 3.5
3	The Dancing Lights Of Christmas	Kids Activities	2.25 mi		23 Review(s) 3.0
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.28 mi	(615) 506-0428	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	2.37 mi	(804) 305-2321	1 Review(s) 5.0
6	Pro Bowling Center	Bowling	2.38 mi	(615) 449-3898	8 Review(s) 3.5
7	The Gun Room	Sporting Goods	2.8 mi	(615) 453-6030	8 Review(s) 5.0
8	Don Fox Park	Parks	2.86 mi	(615) 449-0303	11 Review(s) 3.5
9	Flex Fitness	Gyms	3.21 mi	(615) 450-6151	1 Review(s) 5.0
10	Planet Fitness	Gyms	3.22 mi	(615) 994-6905	3 Review(s) 3.5
11	David Deaton Karate Studios	Martial Arts	3.23 mi	(615) 547-1754	5 Review(s) 5.0
12	Wilson United Soccer Club	Amateur Sports Teams	3.68 mi		1 Review(s) 5.0
13	Julia's Body Shop	Trainers	3.72 mi	(615) 828-5385	2 Review(s) 5.0
14	Premier Martial Arts Lebanon	Martial Arts	4.08 mi	(615) 443-4783	1 Review(s) 5.0
15	Pro Pools	Swimming Pools	4.1 mi	(888) 352-7582	26 Review(s) 1.5
16	Anytime Fitness	Gyms	4.44 mi	(615) 547-4736	8 Review(s) 4.5
17	World Classic Martial Arts	Martial Arts	4.47 mi	(615) 547-9606	1 Review(s) 5.0
18	Sellers State Farm Archaeological Area	Parks	4.59 mi		1 Review(s) 3.0
19	Sports Village Fitness	Trainers	4.9 mi	(615) 449-0031	13 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	6.53 mi	(615) 449-2373	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Lebanon Distributing	Building Supplies	1.57 mi	(615) 444-7060	2 Review(s)	5.0
2	Ferguson Selection Center	Appliances	1.64 mi	(615) 444-2111	1 Review(s)	5.0
3	Ferguson HVAC Supply	Kitchen & Bath	1.65 mi	(615) 444-9359	1 Review(s)	5.0
4	The Tobacco Shoppe	Tobacco Shops	1.66 mi	(615) 449-2982	2 Review(s)	5.0
5	Slay'd Studio Luxury Nails & Spiritual Boutique	Nail Technicians	1.74 mi	(615) 547-4859	1 Review(s)	5.0
6	The Western Look	Shoe Stores	1.78 mi	(615) 547-7159	4 Review(s)	5.0
7	iBROKEit	Mobile Phone Repair	1.95 mi	(615) 547-9504	6 Review(s)	3.5
8	Haven House Thrift Shop	Thrift Stores	1.96 mi	(615) 965-2706	8 Review(s)	4.5
9	Kwik Kash Pawn Shop	Pawn Shops	1.96 mi	(615) 449-1256	1 Review(s)	1.0
10	Gimme A \$5	Discount Store	2 mi	(615) 547-6005	8 Review(s)	2.5
11	Buddy's Home Furnishings	Appliances	2 mi	(615) 449-3505	1 Review(s)	1.0
12	DT's Used Appliances	Appliances	2.02 mi	(615) 470-3070	2 Review(s)	3.0
13	Sunshine Flowers & Gifts	Florists	2.04 mi	(615) 444-4038	8 Review(s)	2.5
14	S S Graham Floral	Florists	2.07 mi	(615) 443-3366	1 Review(s)	5.0
15	Jack's Guitarcheology	Guitar Stores	2.16 mi	(615) 965-2136	1 Review(s)	5.0
16	Needful Things	Antiques	2.16 mi	(615) 547-6364	1 Review(s)	5.0
17	Ed's Coins	Gold Buyers	2.16 mi	(615) 444-1382	2 Review(s)	3.0
18	Wilkie's Outfitters	Rafting/Kayaking	2.17 mi	(615) 784-4179	1 Review(s)	5.0
19	Eden's Edge Boutique	Women's Clothing	2.17 mi	(615) 470-8537	1 Review(s)	5.0
20	Screen Door	Antiques	2.17 mi	(615) 453-5222	1 Review(s)	4.0