

75 Butterbaugh Rd Liberty, TN 37095

SOLD!

Auction 10/07/2023 10:00 am





Contact Agee & Johnson Today!

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com





ABSOLUTE AUCTION SATURDAY OCTOBER 7, 2023 @ 10am LOCATED 75 BUTTERBAUGH RD • LIBERTY, TN 37095

DIRECTIONS:

From Smithville:

Take Hwy. 70-W toward Alexandria, go approximately 12 miles, turn left on Hwy. 96-W (Murfreesboro Hwy.), go 2 miles, turn left on Cottage Home Road, go .3 mile, turn left on Anderson Lane, continue straight on Butterbaugh Road to property on right.

From Lebanon:

I-40 Exit 239, take Hwy. 70-E (Sparta Pike) go 21.4 miles, turn right on Hwy. 96-W (Murfreesboro Hwy.) and follow directions above.

From Murfreesboro:

Take Hwy. 96 to Cottage Home Road and follow directions above. Watch for signs!!!

185 ACRES • TWO BARNS

SELLING 18 BEAUTIFUL TRACTS (5 TO 54 ACRES)
CENTRALLY LOCATED TO SMITHVILLE • MURFREESBORO •
LEBANON

ALL TRACTS FRONT BUTTERBAUGH RD DTC HIGH SPEED INTERNET

LEVEL TO ROLLING • OPEN FIELDS • WOODED AREAS • CREEK SOILS TESTED • SEPTIC APPROVED



184.64 Picturesque Acres

Fronting Over 4,000 Feet on Butterbaugh Road

Selling in 18 Beautiful Tracts Ranging in Size from 5.01 to 54.65 Acres

Land Lays Level to Rolling, Consists of Open Fields, Pasture Land

Wooded Areas and Branch Running Through Property

All Tracts Have Been Soils Tested Septic Approved

Restricted to 1,400 sq. ft. Minimum Size Site Built Homes Barndominiums Allowed

No Mobile or Doublewide Homes Allowed

Improvements Include Two Barns and Other Outbuildings

Something for Everyone, Prime Building Lots, Mini Farms, Acreage and

Recreational Tracts with Abundant Wildlife, Deer, Turkey, You Name It!

https://youtu.be/f7h4UAOgqEc

All Tracts -

✓ï, ☐ All Tracts Front Butterbaugh Rd
✓ï, ☐ Soils Tested and Septic Approve ✓ï, ☐ Excellent Building Sites
✓ï, ☐ Level to Gently Rolling Acreage
✓ï, ☐ Large Open Areas ✓ï, ☐ Serene Environment
✓ï, ☐ Mature Trees ✓ï, ☐ Scenic Views

OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE

185 ACRES • SELLING IN 18 TRACTS (5 TO 54 ACRES)
TWO BARNS • LEVEL TO ROLLING • OPEN FIELDS • WOODED AREAS
SOILS TESTED • SEPTIC APPROVED • DTC HIGH SPEED INTERNET
CENTRALLY LOCATED TO SMITHVILLE, MURFREESBORO, LEBANON



Tract 1:

5.24 Acres Mostly Open Beautiful Building Site

Tract 2:

5.07 Acres Mostly Open Beautiful Building Site

Tract 3:

5.10 Acres Mostly Open Beautiful Building Site

Tract 4:

5.01 Acres Mostly Open Beautiful Building Site

Tract 5:

54.65 Acres Open Along the Road with Excellent Building Site Wooded Paradise in Back

Tract 6:

5.78 Acres Mostly Open & Some Wooded, Beautiful Building Site



Tract 7:

5.57Acres Mostly Open Beautiful Building Site

Tract 8:

5.15 Acres Mostly Open Beautiful Building Site

Tract 9:

6.18 Acres Improved with Barn, Mostly Open Beautiful Building Site

Tract 10:

5.56 Acres Improved with Barn, Mostly Open Beautiful Building Site

Tract 11:

5.14 Acres Former Home Site has Electricity and Well

Tract 12:

5.23 Acres Mostly Open Beautiful Building Site



Tract 13:

8.14 Acres Mostly Open Beautiful Building Site

Tract 14:

5.51 Acres Mostly Open Beautiful Building Site

Tract 15:

5.49 Acres Mostly Open Beautiful Building Site

Tract 16:

31.69 Acres Open and Wooded, Good Building Sites, Abundant Wildlife

Tract 17:

9.62 Acres Mostly Wooded with Open Areas

Tract 18:

10.51 Acres Mostly Wooded with Open Areas



OPEN FOR INSPECTION LOOK AT YOUR CONVENIENCE

Contact Jim Agee 615.504.0963 or 615.444.0909 for Further Information

18 BEAUTIFUL PARCELS OF LAND • SOMETHING FOR EVERYONE Homebuyers • Contractors • Farmers • Investors • Speculators

Anyone Interested In Buying Land Mark Your Calendar And Make Plans To Attend, Saturday, October 7, 2023 At 10:00 AM!





Saturday October 7, 2023 10:00 AM

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





Contact **Agee & Johnson** Today!

Auction Date	2023-10-07
Buyer's Agent Comp.	Call for Details
Address Street	75 Butterbaugh Rd
Address City	Liberty
Address State	TN
Address Zipcode	37095
County	DeKalb
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday October 7, 2023 75 Butterbaugh Rd • Liberty TN 185 Acres Sellilng in 18 Tracts
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

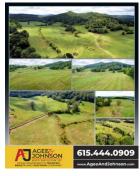


Contact Agee & Johnson Today!

















































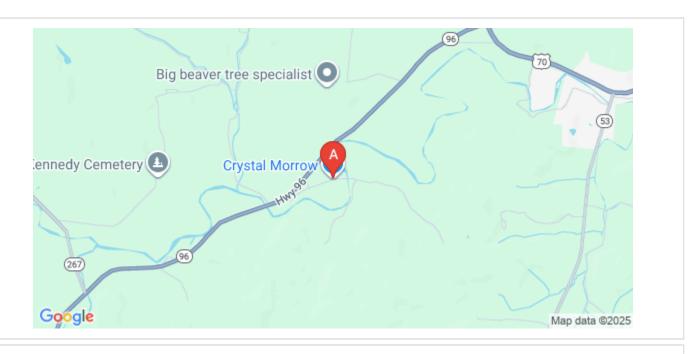












Local & Nearby Area Resources / Businesses

Restaurants: 20+

Health / Medical: 20+

Shopping: 20+

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

📜 Grocery: 20+

Attractions / Things to Do: 20+

Area Restaurants 20-	+
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#	Name	Туре	Distance	Phone	Rating
1	Cloverleaf Restaurant	American (New)	2.73 mi	(615) 536-5534	11 Review(s) 4.5 ≎
2	Alexandria Pizza And Steaks	Pizza	5.12 mi	(615) 529-2881	9 Review(s) 3.50
3	Statesville Market	Breakfast & Brunch	5.18 mi	(615) 286-1515	3 Review(s) 5.0 ℃
4	Alexandria Coffee	Coffee & Tea	5.87 mi	(615) 490-1727	2 Review(s) 5.00
5	Sparta Greek Grill	Greek	9.06 mi	(615) 697-2045	1 Review(s) 4.0 ℃
6	Depot Restaurant	Pop-Up Restaurants	9.07 mi	(615) 237-3976	3 Review(s) 4.0 ℃
7	Depot Junction Cafe	American (Traditional)	9.44 mi	(615) 237-3976	26 Review(s) 2.5 ≎
8	Mi Ranchito	Mexican	9.44 mi	(615) 237-0400	16 Review(s) 4.0 ≎
9	Subway	Fast Food	9.56 mi	(615) 237-3163	5 Review(s) 4.0 ℃
10	Kilgore's Restaurant	Seafood	9.59 mi	(615) 215-8249	9 Review(s) 3.5 ℃
11	El Rancho	Mexican	10.06 mi	(615) 597-4272	6 Review(s) 5.0 ℃
12	Short Mountain Distillery	Distilleries	10.26 mi	(615) 216-0830	80 Review(s) 4.5 ≎
13	Stillhouse Restaurant	Southern	10.28 mi	(615) 563-1243	25 Review(s) 4.0 ≎
14	Patty's Restaurant	Diners	10.81 mi	(615) 318-1158	11 Review(s) 4.0 ≎
15	Gino's Bar-B-Q	Barbeque	11.03 mi	(615) 597-6400	1 Review(s) 1.0 ℃
16	El Lago	Mexican	11.09 mi		6 Review(s) 4.5 ℃
17	Fiesta Jalisco Mexican Grill	Mexican	11.47 mi	(615) 215-8220	10 Review(s) 5.0 ≎
18	The Gathering Place	Cafes	11.56 mi	(615) 563-3663	1 Review(s) 5.0 ℃
19	Rustic Grounds Coffee	Coffee & Tea	11.59 mi	(615) 563-2326	3 Review(s) 5.0 ℃
20	Lions Pizza Den	Pizza	11.61 mi	(615) 563-1212	14 Review(s) 4.0 ≎

Area Grocery 20+

#	Name	Туре	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	9.3 mi	(615) 237-9777	4 Review(s) 3.5 ℃
2	Walmart Supercenter	Department Stores	11.41 mi	(615) 215-7550	7 Review(s) 1.5 ℃
3	Piggly Wiggly	Grocery	11.79 mi	(615) 563-4082	4 Review(s) 4.5 ℃
4	Dollar General Market	Discount Store	12.04 mi	(615) 624-9930	1 Review(s) 1.0 ♀
5	Food Lion	Grocery	12.3 mi	(615) 597-1311	3 Review(s) 3.5 ℃
6	Save A Lot	Grocery	12.35 mi	(615) 597-8525	1 Review(s) 4.0 ≎
7	Gordonsville Shoprite	Grocery	13.47 mi	(615) 683-3329	1 Review(s) 1.0 ℃
8	Big Rock Market	Grocery	13.96 mi	(931) 858-0967	12 Review(s) 2.0 ℃

9	T N T Market	Grocery	14.61 mi	(615) 683-8		1 Review(s	
10	Dollar General	Grocery	14.71 mi	, ,		1 Review(s	
11	Dollar General	Grocery	14.72 mi	, ,		1 Review(s	
12	Walmart Supercenter	Department Stores	18.18 mi	, ,		5 Review(s	
13	Dollar General	Discount Store	18.59 mi			2 Review(s	
14	Dollar General	Grocery	18.85 mi	(615) 624-9		1 Review(s	
15	Dollar General	Grocery	19.09 mi	(615) 852-8		1 Review(s	
16	Quik-N-Easy Deli & Market	Grocery	19.1 mi	(615) 735-1		1 Review(s	
17	Kroger	Grocery	19.91 mi	(615) 907-6		22 Review	• •
18	Dollar General	Grocery	20.04 mi	, ,		1 Review(s	
19	Walmart Supercenter	Department Stores	20.11 mi	, ,		38 Review	
20	ALDI	Grocery	20.27 mi	(855) 955-2	:534	6 Review(s	5) 4.5⊌
	a Health / Medical 20+						
#	Name			Type	Distanc	e Phone	Rating
1	Cherry Valley Family Care			Doctors	10.44 n	, ,	5 1 Review(s) 1.0 ②
2	Mountain View Medical Family Practice			Family Practice	11.28 n	ni (615) 563-324	5 2 Review(s) 1.0 ℃
3	Saint Thomas Stones River Hospital			Hospitals	11.32 n	ni (615) 563-400	1 2 Review(s) 1.0 ②
4	Saint Thomas DeKalb Hospital			Hospitals	11.33 n	, ,	` '
5	Woodbury Medical Center			Doctors	11.72 n	, ,	1 2 Review(s) 3.0 ℃
6	Cannon County Chiropractic			Chiropractors		, ,	0 1 Review(s) 5.0 ©
7	Smile Creations			General Dentistry			2 2 Review(s) 3.5 0
8	Barnes Jeff DDS General Dentistry			General Dentistry	12.06 n	(/	0 2 Review(s) 1.0 ©
9	Fast Pace Health Urgent Care - Smithville			Urgent Care	12.25 n	, ,	0 2 Review(s) 3.0 0
10	Webb's Pharmacy, Gifts & Soda Fountain			Pharmacy	12.4 mi		6 6 Review(s) 4.0 0
11	Cooper Steven W MD			Doctors	12.46 n	, ,	5 1 Review(s) 1.0 ♀
12	Family Medical Center			Doctors	12.46 n		5 1 Review(s) 1.0 0
13	Gordonsville Reflexology			Reflexology	12.51 n	, ,	3 1 Review(s) 5.0 ℃
14	Good Health Family Clinic			Doctors	12.52 n		2 2 Review(s) 3.0 0
15	Casey J Owen, DDS			Endodontists	13.3 mi	, ,	1 1 Review(s) 5.0 0
16	Stones River Recovery			Rehabilitation Cente		, ,	6 4 Review(s) 1.0 3
17	Angela Moss MD - Gordonsville Clinic			Family Practice	14.36 n		0 1 Review(s) 1.0 0
18	Massages by Jon			Massage Therapy	17.91 n		6 1 Review(s) 5.0 3
19	Riverview Regional Medical Center			Hospitals	18.66 n	, ,	5 1 Review(s) 5.0 3
20	Carthage Family Chiropractic			Chiropractors	18.88 []	11 (015) /35-933	6 1 Review(s) 5.0 ℃
Are	a Attractions / Things to D	o 20+					
#	Name			Туре	Distance	Phone	Rating
1	OK Corral Shooting Range			Gun/Rifle Ranges	7.92 mi	(615) 653-3779	11 Review(s) 4.5 ℃
2	Center Hill Marina & Yacht Club			Boating	11.09 mi	(615) 548-4315	2 Review(s) 3.0 ℃
3	Hidden Harbor Marina			Boating	11.65 mi	(615) 597-8800	15 Review(s) 4.0 ≎
4	Ivy Agee Park			Parks	13.24 mi	(615) 683-8282	1 Review(s) 4.0 ≎
5	Central Bark Dog Park			Dog Parks	13.33 mi	(615) 549-5330	2 Review(s) 5.0 ≎
6	Edgar Evins State Park			Parks	13.68 mi	(931) 646-3080	9 Review(s) 5.0 ≎
7	Caney Fork Outdoors			Sporting Goods	13.96 mi	(931) 858-5222	10 Review(s) 4.5 ℃
8	Hurricane Marina			Marinas	15.68 mi	(931) 981-9800	2 Review(s) 2.0 ≎
9	Center Hill Lake			Lakes	16.24 mi		1 Review(s) 5.0€
10	Crump Paris Park			Parks	16.58 mi	(615) 735-3060	2 Review(s) 4.0 ℃
11	Sellars State Farm Archaeological Area			Parks	16.91 mi		1 Review(s) 3.0♥
12	Sligo Marina			American (New)	17.14 mi	(615) 597-5245	9 Review(s) 3.0 ℃
13	Carthage Dance Studio			Dance Studios	17.53 mi	(615) 969-0547	1 Review(s) 5.0♥
14	Flat Rock Cedar Glades and Barrens State	Natural Area		Hiking	17.62 mi	(615) 532-0431	3 Review(s) 3.5 ℃
15	Hop Springs Beer Park			Breweries	17.69 mi	(615) 450-1907	37 Review(s) 4.0 ℃
16	Jbeez Watercraft Rentals			Boating	17.71 mi	(931) 858-2628	10 Review(s) 2.5 ℃
17	Canoe the Caney			Rafting/Kayaking	17.74 mi	(800) 579-7893	113 Review(s) 3.5 ℃
18	AJ's Adventures			Tubing	18.01 mi	(888) 529-4329	5 Review(s) 1.0 ℃
19	Andy Mahurin Fly Fishing			Fishing	18.02 mi	(931) 252-8709	1 Review(s) 5.0 ℃
20	Cedars of Lebanon State Park Swimming F	Pool		Swimming Pools	18.15 mi	(615) 444-9797	5 Review(s) 4.5 ℃
Aro	a Shopping 20+						
#					Dictoro	e Phone	Rating
#	Name Type				טוטנמוונ	e riidile	Rating

1	Dutton's Market & Hardware	Hardware Stores	3.96 mi	(615) 464-4774	2 Review(s) 1.0 ≎
2	Perk & Petal	Florists	4.94 mi	(615) 478-9018	2 Review(s) 5.0 ≎
3	Mike's Flower Shop	Florists	5.88 mi	(615) 286-2638	1 Review(s) 5.0 ≎
4	Wildwood Christmas Tree Farm	Christmas Trees	7.1 mi	(615) 464-2472	4 Review(s) 5.0 ≎
5	Bert Driver Nursery	Nurseries & Gardening	9.2 mi	(615) 597-9560	2 Review(s) 5.0 ℃
6	Green Thumb Garden Center	Nurseries & Gardening	9.27 mi	(615) 597-5500	1 Review(s) 1.0 ≎
7	Thornton Metals Studio	Jewelry	9.4 mi	(615) 934-2771	1 Review(s) 5.0 ≎
8	J. Alexander Home	Home Decor	9.46 mi	(615) 697-3755	1 Review(s) 5.0 ℃
9	Dainty Darlin	Accessories	9.49 mi	(615) 604-6897	1 Review(s) 5.0 ℃
10	Dollar General Store	Fashion	9.54 mi	(615) 237-0222	1 Review(s) 3.0 ≎
11	Cantrell Furniture & Appliances	Furniture Stores	11 mi	(615) 597-7871	1 Review(s) 5.0 ≎
12	Center Hill Marina & Yacht Club	Boating	11.09 mi	(615) 548-4315	2 Review(s) 3.00
13	Walmart Supercenter	Department Stores	11.41 mi	(615) 215-7550	7 Review(s) 1.5 ℃
14	Walmart Photo Center	Photography Stores & Services	11.44 mi	(615) 215-7550	1 Review(s) 1.0 ⊙
15	Caldwell's Drug Store	Drugstores	11.45 mi	(615) 597-1988	1 Review(s) 5.0 ≎
16	Kustom Printing Products	Office Equipment	11.53 mi	(615) 318-1472	1 Review(s) 5.0 ≎
17	Old Feed Store Antique Mall	Antiques	11.56 mi	(615) 563-2108	2 Review(s) 4.0 ⊙
18	JAES Boutique & Flowers	Florists	11.59 mi	(615) 563-2700	1 Review(s) 5.0 ≎
19	JAES Boutique & Flowers	Florists	11.59 mi	(615) 563-2700	2 Review(s) 5.0 ≎
20	Briar Rose Flower & Gifts	Florists	11.6 mi	(615) 563-4403	1 Review(s) 5.0 ≎