

**1850 Phillips Rd**  
Lebanon, TN 37087

**SOLD!**

Auction  
02/10/2024 10:00 am



Listed By (Agent):

**Jim Agee**

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# ABSOLUTE AUCTION

**SATURDAY FEBRUARY 10, 2024**

**LOCATION 1850 PHILLIPS RD • LEBANON TN  
37087**

## DIRECTIONS:

From Lebanon Public Square go east on East Main Street / Carthage Hwy. (70), 4.7 miles, turn left on Old Rome Pike, 1.5 miles, turn left on Phillips Road, go to 1850. Watch for signs!!!

**5.29 ACRES • 14' x 65' MOBILE HOME  
GARAGE APARTMENT • 3 OUTBUILDINGS  
12' X 20' WOOD STORAGE BUILDING  
(TO BE MOVED)**



5.29 Level, Fenced Acres, Dotted with Trees

Improved with 1987 Fleetwood Mobile Home (14' x 65') with Metal Roof

10' x 33' Front Porch, 12' x 24' Covered Deck, Fieldstone Underpinning

Living-Kitchen Combo, 2 Bedrooms, Bath, and Utility

Plus Neat Vinyl Siding Garage Apartment with Attached 19' x 31' Carport

Consists of Living Room, Kitchen, Bedroom, Bath, Vinyl Plank & Tile Floors, Hotel Heat and Air Unit

Other Improvements Include Two Metal Garage/Workshop Buildings and Dog Barn

Utility Water and Well on Property

**IDEAL CO-FAMILY LIVING OR INCOME PRODUCING PROPERTY!!!**



**Call Jim Agee at 615.444.0909 or 615.504.0963**

**For Further Information**

*Estate of Jackie B Bonner*

**ABSOLUTE  
AUCTION**

**Saturday  
February 10, 2024  
10:00 AM**

**Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; 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 2024 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](http://www.AgeeAndJohnson.com)



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2024-02-10
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	1850 Phillips Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday February 10, 2024 @ 10am 1850 Phillips Rd • Lebanon TN 5.29 Acres • 14x65 Mobile Home • Garage Apartment • 3 Outbuildings • Plus! 12x20 Outbuilding (to be moved)
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



## Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Aj's Bar & Grill	Bars	4.05 mi	(615) 547-4800	4 Review(s) 4.0
2	People's BBQ	Barbeque	5.4 mi	(615) 784-4175	4 Review(s) 3.0
3	Subway	Sandwiches	5.46 mi	(615) 453-3823	7 Review(s) 1.0
4	Rice Box	Chinese	5.53 mi	(615) 449-9488	40 Review(s) 4.5
5	Xiao's Hibachi su Shi Buffet	Buffets	5.58 mi		2 Review(s) 3.0
6	The Crab Shack	Seafood	5.59 mi	(615) 547-4360	27 Review(s) 4.0
7	New Moon BBQ	Barbeque	5.68 mi	(615) 444-7920	21 Review(s) 3.5
8	David's Pizza	Pizza	5.77 mi	(615) 444-8232	30 Review(s) 2.5
9	Carniceria y Taqueria Jalisco 2	Mexican	5.83 mi	(615) 547-9283	3 Review(s) 3.5
10	Subway	Sandwiches	5.84 mi	(615) 965-2420	4 Review(s) 3.0
11	Four Winds Restaurant	Burgers	5.87 mi	(615) 449-9909	2 Review(s) 5.0
12	Just Fish	Food Trucks	5.88 mi	(615) 703-1515	2 Review(s) 4.5
13	BJ Hot Chicken	Chicken Wings	5.9 mi	(615) 965-2352	12 Review(s) 5.0
14	Split Bean Roasting	Coffee & Tea	5.91 mi	(615) 784-4058	70 Review(s) 4.5
15	Belles Little Country Kitchen	Breakfast & Brunch	5.91 mi	(615) 547-6888	35 Review(s) 3.5
16	Uncle Petes Home Cooking	American	5.92 mi	(615) 449-0030	58 Review(s) 4.0
17	Burger King	Burgers	5.94 mi	(615) 444-7415	17 Review(s) 1.5
18	Town Square Social	New American	5.95 mi	(615) 784-4593	316 Review(s) 4.5
19	Tenn Lakes Brewing Company	Pizza	5.95 mi	(615) 994-1330	32 Review(s) 4.5
20	Basic Eatery	Wraps	5.97 mi	(615) 245-8133	1 Review(s) 5.0

## Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	4.63 mi	(615) 547-8051	1 Review(s) 5.0
2	H. G. Hill's Grocery Store	Grocery	4.63 mi		1 Review(s) 1.0
3	Al's Foodland	Grocery	5.51 mi	(615) 449-8293	9 Review(s) 3.0
4	La Tienda Hispana	Grocery	6.2 mi	(615) 444-9859	9 Review(s) 4.5
5	Walmart Supercenter	Department Stores	6.56 mi	(615) 444-0471	38 Review(s) 1.5
6	ALDI	Grocery	6.95 mi	(855) 955-2534	5 Review(s) 4.5
7	Dollar General	Grocery	7.09 mi	(615) 784-5191	1 Review(s) 1.0
8	Kroger	Grocery	7.77 mi	(615) 449-4631	17 Review(s) 3.0
9	DG Market + pOpshelf	Discount Store	7.79 mi	(615) 965-4320	1 Review(s) 1.0
10	Publix Super Markets	Grocery	8.41 mi	(615) 444-2581	24 Review(s) 3.5
11	Piggly Wiggly	Grocery	10.45 mi	(615) 374-0600	1 Review(s) 3.0
12	Kroger	Grocery	11.07 mi	(615) 883-4259	1 Review(s) 1.0
13	Three Forks Marketplace	Grocery	11.12 mi	(615) 237-9777	4 Review(s) 3.5
14	Stagecoach General Store	Grocery	11.77 mi	(615) 452-0808	1 Review(s) 1.0
15	DG Market	Discount Store	11.89 mi	(615) 502-5794	1 Review(s) 5.0
16	Publix - Lebanon	Grocery	12.41 mi	(615) 443-4349	5 Review(s) 5.0
17	Dollar General	Discount Store	12.68 mi	(615) 965-3350	2 Review(s) 3.5
18	Save A Lot	Grocery	13.35 mi	(615) 735-1932	1 Review(s) 5.0
19	Quik-N-Easy Deli & Market	Grocery	13.55 mi	(615) 735-1677	1 Review(s) 4.0
20	T N T Market	Grocery	13.95 mi	(615) 683-8600	1 Review(s) 5.0

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	4.63 mi	(318) 243-4395	5 Review(s) 5.0
2	Shane Selby, LMT, CLT	Massage Therapy	4.63 mi	(931) 260-5991	2 Review(s) 5.0
3	MidTenn Primary Care	Walk-in Clinics	5.67 mi	(615) 547-6699	1 Review(s) 5.0
4	Psychiatric Center At McFarland Hospital	Hospitals	5.76 mi	(615) 444-2363	1 Review(s) 1.0
5	Smile Gallery	General Dentistry	5.86 mi	(615) 444-2069	8 Review(s) 4.0
6	The Massage Collection	Reflexology	6.14 mi	(615) 443-1974	2 Review(s) 3.0
7	Newman Dental Associates	General Dentistry	6.23 mi	(615) 470-8550	7 Review(s) 3.5
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	6.24 mi	(615) 444-3185	6 Review(s) 4.5
9	John M. Pino, OD,PhD	Optometrists	6.25 mi	(615) 449-0541	1 Review(s) 5.0
10	STAR Physical Therapy	Physical Therapy	6.25 mi	(615) 443-4938	5 Review(s) 4.0
11	Family Eye Med	Optometrists	6.25 mi	(615) 449-0541	11 Review(s) 3.0
12	Grosch Counseling Center LLC	Counseling & Mental Health	6.3 mi	(615) 444-7885	1 Review(s) 2.0

13	Gallaher John OD	Optometrists	6.32 mi	(615) 444-9111	2 Review(s) 5.0
14	Gallaher EyeCare	Optometrists	6.32 mi	(615) 444-9111	1 Review(s) 5.0
15	Troy L Long, DDS	Cosmetic Dentists	6.47 mi	(615) 444-2782	13 Review(s) 5.0
16	Wilson County Chiropractic	Chiropractors	6.55 mi	(615) 449-6700	4 Review(s) 5.0
17	Walmart Pharmacy	Pharmacy	6.56 mi	(615) 449-0611	1 Review(s) 1.0
18	Flawless Reflection	Weight Loss Centers	6.58 mi	(615) 489-6949	3 Review(s) 3.5
19	Strauss William T DC	Chiropractors	6.59 mi	(615) 444-5335	1 Review(s) 5.0
20	Aspen Dental	General Dentistry	6.66 mi	(855) 998-0928	8 Review(s) 1.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	The Dancing Lights Of Christmas	Kids Activities	5.48 mi		25 Review(s) 3.0
2	Firearm Pharmacy	Sporting Goods	5.91 mi	(615) 453-6030	9 Review(s) 4.5
3	Wilkie's Outfitters	Rafting/Kayaking	5.92 mi	(615) 784-4179	1 Review(s) 5.0
4	Jimmy Floyd Family Life Center	Fitness & Instruction	6.07 mi	(615) 453-4545	6 Review(s) 3.5
5	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	6.1 mi	(804) 305-2321	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.13 mi	(615) 506-0428	1 Review(s) 5.0
7	Pro Bowling Center	Bowling	6.24 mi	(615) 449-3898	8 Review(s) 3.5
8	Sellers State Farm Archaeological Area	Parks	6.35 mi		1 Review(s) 3.0
9	Don Fox Park	Parks	6.72 mi	(615) 449-0303	12 Review(s) 3.5
10	Flex Fitness	Gyms	7.07 mi	(615) 450-6151	1 Review(s) 5.0
11	Planet Fitness	Gyms	7.08 mi	(615) 994-6905	3 Review(s) 4.5
12	David Deaton Karate Studios	Martial Arts	7.09 mi	(615) 547-1754	5 Review(s) 5.0
13	Wilson United Soccer Club	Amateur Sports Teams	7.39 mi		1 Review(s) 5.0
14	Julia's Body Shop	Trainers	7.57 mi	(615) 828-5385	2 Review(s) 5.0
15	Anytime Fitness	Gyms	7.76 mi	(615) 547-4736	8 Review(s) 4.5
16	Premier Martial Arts Lebanon	Martial Arts	7.91 mi	(615) 443-4783	1 Review(s) 5.0
17	Pro Pools	Swimming Pools	7.94 mi	(888) 352-7582	26 Review(s) 1.5
18	World Classic Martial Arts	Martial Arts	8.28 mi	(615) 547-9606	1 Review(s) 5.0
19	Sports Village Fitness	Trainers	8.68 mi	(615) 449-0031	13 Review(s) 4.5
20	US Ju Jitsu & Karate Center	Karate	8.68 mi	(615) 974-0246	1 Review(s) 5.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	3.56 mi	(615) 444-7742	1 Review(s) 4.0
2	ABC Reglazing	Building Supplies	4.04 mi	(615) 470-8300	1 Review(s) 1.0
3	Dollar General	Discount Store	4.63 mi	(615) 547-8051	1 Review(s) 5.0
4	Arnold's Safe & Lock	Keys & Locksmiths	4.63 mi	(615) 286-5625	2 Review(s) 5.0
5	Roy Vaden Pools	Pool Cleaners	4.63 mi	(615) 604-5400	4 Review(s) 3.5
6	Lebanon Distributing	Building Supplies	5.13 mi	(615) 444-7060	2 Review(s) 5.0
7	The Tobacco Shoppe	Tobacco Shops	5.21 mi	(615) 449-2982	2 Review(s) 5.0
8	Ferguson HVAC Supply	Kitchen & Bath	5.27 mi	(615) 444-9359	1 Review(s) 5.0
9	Slay'd Studio Luxury Nails & Spiritual Boutique	Nail Technicians	5.34 mi	(615) 547-4859	1 Review(s) 5.0
10	Kwik Kash Pawn Shop	Pawn Shops	5.6 mi	(615) 449-1256	1 Review(s) 1.0
11	The Western Look	Shoe Stores	5.63 mi	(615) 547-7159	5 Review(s) 5.0
12	iBROKEiT	Mobile Phone Repair	5.75 mi	(615) 547-9504	6 Review(s) 3.5
13	Haven House Thrift Shop	Thrift Stores	5.75 mi	(615) 965-2706	11 Review(s) 4.5
14	Sunshine Flowers & Gifts	Florists	5.75 mi	(615) 444-4038	9 Review(s) 3.0
15	Gimme A \$5	Discount Store	5.78 mi	(615) 547-6005	9 Review(s) 2.0
16	Buddy's Home Furnishings	Appliances	5.79 mi	(615) 449-3505	1 Review(s) 1.0
17	Buckeye Drugs	Drugstores	5.79 mi	(615) 444-2999	2 Review(s) 4.5
18	DT's Used Appliances	Appliances	5.82 mi	(615) 470-3070	2 Review(s) 3.0
19	S S Graham Floral	Florists	5.88 mi	(615) 443-3366	1 Review(s) 5.0
20	Lebanon Wine & Spirits	Beer, Wine & Spirits	5.88 mi	(615) 470-8554	1 Review(s) 5.0