

## Burnt House Rd

Lebanon, TN 37090

**SOLD!**

Auction  
03/02/2024 10:00 am



Listed By (Agent):

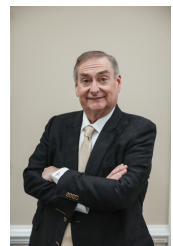
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



# **ABSOLUTE AUCTION**

**SATURDAY MARCH 2, 2024 @ 10:00am**

**LOCATION BURNT HOUSE RD • LEBANON TN  
37090**

## **DIRECTIONS:**

**From the Historic Lebanon Square travel east on East Main Street, turn right on South College Street, continue onto TN-266 S/Cainsville Road, approximately 8 miles, turn right onto Burnt House Road. Watch for signs!!!**

## **34+ BEAUTIFUL ACRES SELLING IN 4 ESTATE TRACTS**



**These Exceptional Building Tracts are Being Sold at  
Auction**

**34+ Beautiful Acres Selling in 4 Estate Tracts  
ranging in size from 6.00 to 12.50 Acres**

**Utility Water Available, Soils Tested, Septic Approved (details sale date)**

**Restricted to 1,600 sq. ft. 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 Mature Trees**

**Plenty of room for children to play and pets to roam, perfect for horses, cattle and other livestock**

<https://youtu.be/TJdus8lxXQo>

**All Tracts -**

- ✓i, □ All Tracts Front Burnt House Rd
- ✓i, □ Soils Tested and Septic Approve    ✓i, □ Excellent Building Sites
- ✓i, □ Level to Gently Rolling Acreage
- ✓i, □ Large Open Areas    ✓i, □ Serene Environment
- ✓i, □ Mature Trees    ✓i, □ Scenic Views

**• WATERTOWN SCHOOL DISTRICT •**

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



**Tract 1:**

6.0 Acres Beautiful Building Site, serene environment with mature trees

**Tract 2 :**

9.38 Acres Beautiful Building Site, peaceful surroundings with abundant wildlife

**Tract 3:**

6.94 Acres Beautiful Building Site, peaceful surroundings with abundant wildlife

**Tract 4:**

12.50 Acres Beautiful Building Site, mature trees and open land with views of natures beauty



**Open For Inspection • Look At Your Convenience**  
**Contact Jay White 615.308.4421 or 615.444.0909 for Further Information**

# ABSOLUTE AUCTION

**Saturday  
March 2, 2024  
10:00 AM**

**Contact Jay White 615.308.4421 or 615.444.0909  
for Further Information**

**Garry Maxey, Owner**

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 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**



**615.444.0909**

**www.AgeeAndJohnson.com**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2024-03-02
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Burnt House Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37090

<b>County</b>	Wilson
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction! 34+ Beautiful Acres Selling in 4 Estate Tracts on Saturday March 2, 2024 @ 10am Burnt House Rd • Lebanon TN Prime Building Tracts Ranging in Size from 6.0 - 12.50 Acres • Soils Tested & Septic Approved • Utility Water Available
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Saturday March 2, 2024 10:00 AM  
**BURNT HOUSE ROAD, LEBANON, TN 37090**  
 34+ BEAUTIFUL ACRES SELLING IN 4 ESTATE TRACTS



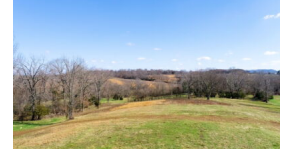
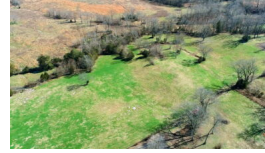
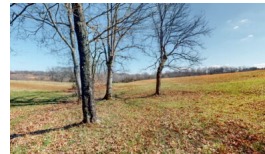
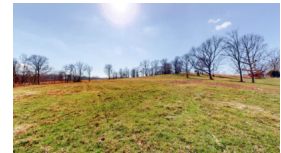
See Based 34 Acres Selling in 4 Estate Tracts, ranging in size from 1.03 to 12.83 Acres. Quality Water Features, Rolling, Beautiful Opened Fields and Pasture in 100+ Years. 100+ Years of History. Perfect for your investment or Sustainable, Excellent Soil for Cattle, Land and Pasture for Cattle, Horses, Deer, Ducks and Turkeys. Also, with 100+ Years of History, you can enjoy the beauty of the area, the history and the beauty of the area.

**PRIME BUILDING TRACTS**  
 BEAUTIFUL LAND - OPEN FIELDS - MATURE TREES

Tract 1: 12.83 Acres - Beautiful Building Site, scenic environment with mature trees.  
 Tract 2: 3.94 Acres - Beautiful Building Site, panoramic views, large open and wooded tract.  
 Tract 3: 1.03 Acres - Beautiful Building Site, mature trees and open field with views of beauty.  
 Tract 4: 1.21 Acres - Beautiful Building Site, mature trees and open field with views of beauty.

Buy Online at 615-398-4421 or 615-444-0909 For Further Information  
 Cory McCoy, Center

**AGEE & JOHNSON** 615.444.0909  
 REALTY AND AUCTION, INC. www.AgeeAndJohnson.com



**ABSOLUTE AUCTION** Saturday March 2, 2024 10:00 AM  
 BURNT HOUSE ROAD, LEBANON, TN 37090  
**34+ BEAUTIFUL ACRES SELLING IN 4 ESTATE TRACTS**



34+ Beautiful Acres Selling in 4 Estate Tracts, ranging in size from 6.00 to 12.50 Acres. Utility Water Available, Soils Tested, Septic Approved (detailed sale date) and Restricted to 1,600 sq. ft. 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 Mature Trees with plenty of room for children to play and pets to roam, perfect for horses, cattle and other livestock.

**WATERTOWN SCHOOL DISTRICT**  
 Open For Inspection - Look At Your Convenience

**PRIME BUILDING TRACTS**  
**BEAUTIFUL LAND - OPEN FIELDS - MATURE TREES**

Tract 1: 6.00 Acres - Beautiful Building Site, serene environment with mature trees  
 Tract 2: 9.38 Acres - Beautiful Building Site, peaceful surroundings with abundant wildlife  
 Tract 3: 6.04 Acres - Breathtaking Building Site, panoramic views, large open and wooded tract  
 Tract 4: 12.50 Acres - Beautiful Building Site, mature trees and open land with views of mature beauty

Jay White at 615-308-4428 or 615-444-0909 For Further Information  
 Gary Massey, Owner

**AGEE & JOHNSON** REAL ESTATE INVESTMENT SERVICES  
**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	Mar Y Tierra Taqueria	Tacos	5 mi	(615) 547-9421	10 Review(s) 4.5★
2	Subway	Fast Food	6.38 mi	(615) 237-3163	4 Review(s) 5.0★
3	Jalisco Mexican Restaurant	Mexican	6.39 mi	(615) 449-2299	19 Review(s) 3.3★
4	Sonic Drive-In	Fast Food	6.42 mi	(615) 547-0070	14 Review(s) 1.3★
5	Four Winds Restaurant	Burgers	6.6 mi	(615) 449-9909	2 Review(s) 5.0★
6	Uncle Petes Home Cooking	American	6.61 mi	(615) 449-0030	58 Review(s) 3.9★
7	Subway	Sandwiches	6.62 mi	(615) 453-8991	3 Review(s) 2.0★
8	Dairy Queen Ltd Brazier	Fast Food	6.63 mi	(615) 453-8991	3 Review(s) 3.0★
9	Taco Bell	Fast Food	6.72 mi	(615) 449-4858	21 Review(s) 2.1★
10	O'Charley's Restaurant & Bar	American	6.75 mi	(615) 453-1185	83 Review(s) 2.8★
11	Logan's Roadhouse	American	6.8 mi	(615) 453-7007	83 Review(s) 2.2★
12	Depot Junction Cafe	American	6.84 mi	(615) 237-3976	27 Review(s) 2.5★
13	Mi Ranchito	Mexican	6.88 mi	(615) 237-0400	17 Review(s) 4.2★

14	Casa Amigos	Mexican	6.88 mi	(615) 237-0400	1 Review(s) 5.0
15	Waffle House	Breakfast & Brunch	6.91 mi	(615) 449-2459	1 Review(s) 4.0
16	Pizza Hut	Pizza	6.93 mi	(615) 444-1786	20 Review(s) 1.7
17	Arby's	Fast Food	6.95 mi	(615) 449-0077	15 Review(s) 1.9
18	Los Compadres	Mexican	6.96 mi	(615) 444-3737	108 Review(s) 3.5
19	Subway	Sandwiches	6.96 mi	(615) 965-2420	4 Review(s) 2.8
20	Carniceria y Taqueria Jalisco 2	Mexican	6.97 mi	(615) 547-9283	3 Review(s) 3.7

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	4.36 mi	(615) 965-3350	2 Review(s) 3.5
2	Three Forks Marketplace	Grocery	6.89 mi	(615) 237-9777	4 Review(s) 3.3
3	ALDI	Grocery	7.25 mi	(855) 955-2534	5 Review(s) 4.6
4	Walmart Supercenter	Department Stores	7.31 mi	(615) 444-0471	38 Review(s) 1.7
5	La Tienda Hispana	Grocery	8.15 mi	(615) 444-9859	9 Review(s) 4.3
6	Dollar General	Grocery	9.08 mi	(615) 784-5191	1 Review(s) 1.0
7	Gladeville Smoke Shop	Tobacco Shops	9.38 mi	(615) 443-2226	1 Review(s) 1.0
8	Dollar General	Grocery	9.38 mi	(615) 250-3534	4 Review(s) 1.8
9	Al's Foodland	Grocery	9.5 mi	(615) 449-8293	9 Review(s) 2.7
10	Kroger	Grocery	9.63 mi	(615) 449-4631	17 Review(s) 2.8
11	DG Market + pOpshelf	Discount Store	9.81 mi	(615) 965-4320	1 Review(s) 1.0
12	Publix Super Markets	Grocery	10.47 mi	(615) 444-2581	24 Review(s) 3.3
13	Publix - Lebanon	Grocery	11.14 mi	(615) 443-4349	5 Review(s) 5.0
14	H. G. Hill's Grocery Store	Grocery	12.51 mi		1 Review(s) 1.0
15	Dollar General	Discount Store	12.51 mi	(615) 547-8051	1 Review(s) 5.0
16	Kroger	Grocery	12.84 mi	(615) 883-4259	1 Review(s) 1.0
17	Dollar General	Grocery	14.27 mi	(615) 624-9075	2 Review(s) 2.5
18	Publix	Grocery	14.29 mi	(615) 849-6254	14 Review(s) 4.0
19	ALDI	Grocery	14.64 mi	(855) 955-2534	2 Review(s) 4.5
20	Dollar General	Grocery	14.68 mi	(615) 624-9766	1 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	5.25 mi	(615) 237-0015	1 Review(s) 1.0
2	Fast Pace Health Urgent Care Watertown	Urgent Care	6.92 mi	(615) 697-6836	1 Review(s) 5.0
3	Anycare 24	Medical Centers	7.17 mi	(615) 444-2121	3 Review(s) 4.7
4	Kearny Kathleen R MD	Cardiologists	7.25 mi	(615) 449-6868	1 Review(s) 5.0
5	Hughston Clinic Orthopaedics	Orthopedists	7.25 mi	(615) 547-6700	3 Review(s) 2.0
6	Tate MediSpa	Medical Spas	7.26 mi	(615) 444-1173	4 Review(s) 3.3
7	Mathews Jeffrey MD Facs	Surgeons	7.27 mi	(615) 443-1599	1 Review(s) 1.0
8	Tennessee Orthopedics	Orthopedists	7.3 mi	(615) 449-0990	1 Review(s) 5.0
9	Walmart Pharmacy	Pharmacy	7.31 mi	(615) 449-0611	1 Review(s) 1.0
10	Pediatric Dentistry - Lebanon	Pediatric Dentists	7.35 mi	(615) 545-1812	2 Review(s) 4.5
11	Cumberland Skin	Dermatologists	7.38 mi	(615) 449-5771	18 Review(s) 2.7
12	Cumberland Skin Surgery And Dermatology - Lebanon	Dermatologists	7.38 mi	(615) 449-5771	1 Review(s) 5.0
13	Aspen Dental - Lebanon, TN	General Dentistry	7.46 mi	(855) 998-0928	8 Review(s) 1.0
14	MidTenn Primary Care	Walk-in Clinics	7.59 mi	(615) 547-6699	1 Review(s) 5.0
15	Children's Clinic East, PC	Pediatricians	7.73 mi	(615) 466-9770	5 Review(s) 2.6
16	Jocelyne Miller, MD	Gastroenterologist	7.74 mi	(615) 885-1093	2 Review(s) 5.0
17	Newman Dental Associates	General Dentistry	7.91 mi	(615) 470-8550	7 Review(s) 3.6
18	Psychiatric Center At McFarland Hospital	Hospitals	7.99 mi	(615) 444-2363	1 Review(s) 1.0
19	The Massage Collection	Reflexology	8.39 mi	(615) 443-1974	2 Review(s) 3.0
20	Tennessee Family Dental - Lebanon	Cosmetic Dentists	8.49 mi	(615) 444-3185	6 Review(s) 4.3

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	4.15 mi	(615) 444-9797	5 Review(s) 4.4
2	Cedars Of Lebanon State Park	Parks	4.2 mi	(615) 443-2769	51 Review(s) 4.0
3	Sellars State Farm Archaeological Area	Parks	5.26 mi		1 Review(s) 3.0
4	Anytime Fitness	Gyms	6.22 mi	(615) 547-4736	8 Review(s) 4.5
5	Firearm Pharmacy	Sporting Goods	7.01 mi	(615) 453-6030	9 Review(s) 4.7

- 6 The Dancing Lights Of Christmas
- 7 Wilson United Soccer Club
- 8 Profectus Jiu-Jitsu Lebanon
- 9 Wilkies Outfitters
- 10 Guardian MMA Lebanon
- 11 Flex Fitness
- 12 Pro Bowling Center
- 13 David Deaton Karate Studios
- 14 Jimmy Floyd Family Life Center
- 15 Planet Fitness
- 16 Don Fox Park
- 17 Julia's Body Shop
- 18 Pro Pools
- 19 Premier Martial Arts Lebanon
- 20 World Classic Martial Arts

Kids Activities	7.54 mi		25 Review(s) 3.2
Amateur Sports Teams	7.73 mi		1 Review(s) 5.0
Brazilian Jiu-jitsu	8.26 mi	(804) 305-2321	1 Review(s) 5.0
Rafting/Kayaking	8.41 mi	(615) 784-4179	1 Review(s) 5.0
Brazilian Jiu-jitsu	8.87 mi	(615) 506-0428	1 Review(s) 5.0
Gyms	8.98 mi	(615) 450-6151	1 Review(s) 5.0
Bowling	9.01 mi	(615) 449-3898	8 Review(s) 3.4
Martial Arts	9.07 mi	(615) 547-1754	5 Review(s) 5.0
Fitness & Instruction	9.13 mi	(615) 453-4545	6 Review(s) 3.7
Gyms	9.18 mi	(615) 994-6905	3 Review(s) 4.7
Parks	9.39 mi	(615) 449-0303	12 Review(s) 3.3
Trainers	9.57 mi	(615) 828-5385	2 Review(s) 5.0
Swimming Pools	9.85 mi	(888) 352-7582	26 Review(s) 1.5
Martial Arts	9.96 mi	(615) 443-4783	1 Review(s) 5.0
Martial Arts	10.22 mi	(615) 547-9606	1 Review(s) 5.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Norene General Store	Department Stores	2.38 mi	(615) 286-2229	3 Review(s) 4.3
2	Country Store Quilt Shop	Fabric Stores	3.52 mi	(615) 444-4228	1 Review(s) 4.0
3	Lebanon Vacuum & Sewing Center	Fabric Stores	4.25 mi	(615) 443-7644	3 Review(s) 3.3
4	Dollar General	Discount Store	4.36 mi	(615) 965-3350	2 Review(s) 3.5
5	Parkland Flea Market	Flea Markets	4.45 mi	(615) 449-6050	7 Review(s) 2.9
6	Surefire Fireworks	Fireworks	5.02 mi	(615) 449-0558	1 Review(s) 5.0
7	All About Holidays	Party Supplies	5.02 mi	(615) 449-0518	2 Review(s) 3.0
8	The Premier Group	Auction Houses	5.34 mi	(615) 456-8161	1 Review(s) 1.0
9	Nana's Plant Farm	Nurseries & Gardening	5.46 mi	(615) 444-8733	3 Review(s) 4.7
10	Sweet Tea Boutique	Plus Size Fashion	6.38 mi	(615) 547-9796	1 Review(s) 5.0
11	Dollar General Store	Fashion	6.4 mi	(615) 237-0222	1 Review(s) 3.0
12	The White Room	Bridal	6.54 mi	(615) 449-9756	35 Review(s) 3.6
13	Ferguson Selection Center	Appliances	6.55 mi	(615) 444-2111	1 Review(s) 5.0
14	Kian Toys	Toy Stores	6.64 mi	(615) 449-2440	4 Review(s) 1.8
15	Urban Threadz	Men's Clothing	6.65 mi	(615) 965-2380	1 Review(s) 5.0
16	Famous Footwear Outlet	Shoe Stores	6.66 mi	(615) 994-3056	3 Review(s) 3.0
17	Gymboree	Children's Clothing	6.7 mi	(615) 449-9340	2 Review(s) 3.5
18	Gap Factory	Men's Clothing	6.72 mi	(740) 948-9287	2 Review(s) 3.5
19	Carter's Babies & Kids	Accessories	6.74 mi	(615) 453-5392	2 Review(s) 4.5
20	Polo Ralph Lauren Factory Store	Outlet Stores	6.75 mi	(615) 444-0215	9 Review(s) 3.7