

680 Ramsey Lane
Lebanon, TN 37090

SOLD!

Auction
06/29/2024 10:00AM



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY JUNE 29, 2023

Located 680 Ramsey Lane • Lebanon, TN 37087

DIRECTIONS:

From Lebanon:

Go Hwy. 70 E (Carthage Hwy.) 4.9 miles, turn right onto Sugar Flat Rd., .1 mile, left onto Ramsey Lane, .6 mile. Watch for signs!!!

From I-40 at Linwood Rd. Exit-245:

North on Linwood to TXR, continue straight ahead on Big Springs Rd., 2.3 mile, left on Ramsey Lane to 680. Watch for signs!!!

39 PRIME ACRES • SELLING IN 6 TRACTS

BRICK HOUSE • BARN • SHOP



39.25 Beautiful Acres

Selling in 6 Tracts, Ranging in Size from 1.92 to 9.35 Acres

All Tracts Front Ramsey Lane

Level to Gently Rolling Land, Open Fields, Some Treed Areas

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

Restricted to 1,600 sq. ft. Minimum Size Site Built Homes

No Mobile or Doublewide Homes Allowed

**39 PRIME ACRES • SELLING IN 6 TRACTS
BRICK HOUSE WITH BASEMENT • BARN • SHOP**



Tract 1:

1.92 Acres, All Open, Fantastic Building Site

Tract 2:

7.09 Acres, Improved with Spacious Brick House with Front and Side Porches, Featuring Living Room with Fireplace, Den with Fireplace, Kitchen-Dining Area, SS Appliances, Office, 3 Bedrooms, 2.5 Baths, Laundry Room, Central Heat & Air, and Utility Water. Basement with 2-Car Garage, Bath, Large Storage/Work Area. Ready for Your Personal Updates.

Tract 3:

6.03 Acres, Dotted with Trees, 30'x40' Shop Building, Well



Tract 4:

6.26 Acres, Scattered Trees, Barn & Implement Shed

Tract 5:

8.60 Acres, All Open, Lush Level Land

Tract 6:

9.35 Acres, Mostly Open, with Wet Weather Creek

<https://youtu.be/pkOyMhYxJhw>

All Tracts -

- ✓i,☐ All Tracts Front Ramsey Lane
- ✓i,☐ Soils Tested and Septic Approve ✓i,☐ Excellent Building Sites
- ✓i,☐ Utility Water Available
- ✓i,☐ Level to Gently Rolling Acreage
- ✓i,☐ Large Open Areas ✓i,☐ Serene Environment

✓i, □ Mature Trees ✓i, □ Scenic Views

OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE



**LAND IS OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE**

TRACTOR • GATORS • LIVESTOCK EQUIPMENT • TOOLS
Selling for Cash or Good Check Sale Date

John Deere 4710 Tractor, 4x4, Hydro, with J.D. 460 Loader w/ Bucket & Hay Spear • John Deere MX6 Rotary Cutter • John Deere 6x4 Diesel Gator • John Deere 4x2 Gator, Gas • Baltic 5' Rotary Tiller • 25 Gal. Sprayer • 67 MGB Convertible (restoration project) • H.D. 16' Tandem Axle Trailer • AC/DC Welder • Welding Helmet & Supplies • 5 Sections 8' Shelving • Craftsman Air Compressor • 220,000 BTU Kerosene Heater • Pressure Washer • Acetylene Gauges & Hose • Delta Bench Grinder • Craftsman 9" Grinder/Sander • Bench Vises • Craftsman Tool Chest • 3 Rolling Shelves • Fence Chargers • Shop Light • 20' Fiberglass Ext. Ladder • Yard Cart • Misc. Wrenches, Pliers, Saws, Handtools, Etc. • Extension Cords • 6' Folding Table • Portable Chicken House • Chicken Cage • Round Bale Feeders • 3 Metal Feed Troughs • (17) 5' Small Animal Panels • Small Animal Catch Chute & Sweep • Goat Creep & Pasture Feeders • 2 Small Animal Quonset Huts • 4'x8' Rolling Cage • Several Gates, 12'-14'-16' • Childs Play Set & Swing Set • Old Pinball Machine • Upright Freezer • Curio Cabinet

MUCH MUCH MORE

Selling for Cash or Good Check Sale Date

**ABSOLUTE
AUCTION** **Saturday
June 29, 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 - Matt Pillow - 615-773-0184; 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



Contact **Agee & Johnson** Today!

Auction Date	2024-06-29
Buyer's Agent Comp.	Call for Details
Address Street	680 Ramsey Lane
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday June 29 • 10am 680 Ramsey Lane • Lebanon TN 39 Prime Acres • Selling in 6 Tracts Brick House • Barn • Shop Tractor • Gators • Livestock Equipment • Tools
Auction Time Start	10:00AM

Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday June 29, 2024 10:00 AM
680 RAMSEY LANE, LEBANON, TN 37090
39 PRIME ACRES - SELLING IN 6 TRACTS
BRICK HOUSE WITH BASEMENT - BARN - SHOP

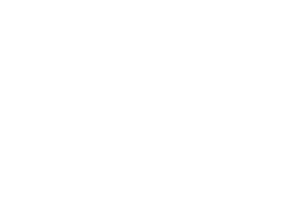
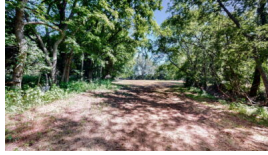
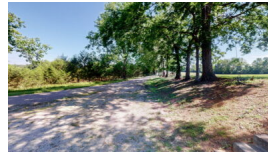


39.25 Beautiful Acres, Selling in 6 Tracts, Ranging in Size from 1.92 to 9.35 Acres. All Tracts Front Ramsey Lane, Level to Gently Rolling Land, Open Fields, Some Treed Areas, Utility Water Available, Soils Tested & Septic Approved (details sale date) and Electric to 1600 sq ft. Minimum Size Site Built Homes, No Mobile or Doublewide Homes Allowed.
 Tract 2, 7.09 Acres, Improved with Spacious Brick House
 Tract 3, 1.92 Acres Tract 4, 6.08 Acres Tract 6, 9.35 Acres
 Tract 5, 6.03 Acres Tract 8, 8.60 Acres

TRACTOR - GATORS - LIVESTOCK EQUIPMENT - TOOLS

Call Jim Agee at 615-444-0909 or 615-504-0963
 For Further Information
 Seller - Joanna Williams

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





ABSOLUTE AUCTION Saturday June 29, 2024 10:00 AM

680 RAMSEY LANE, LEBANON, TN 37090

39 PRIME ACRES - SELLING IN 6 TRACTS
BRICK HOUSE WITH BASEMENT - BARN - SHOP

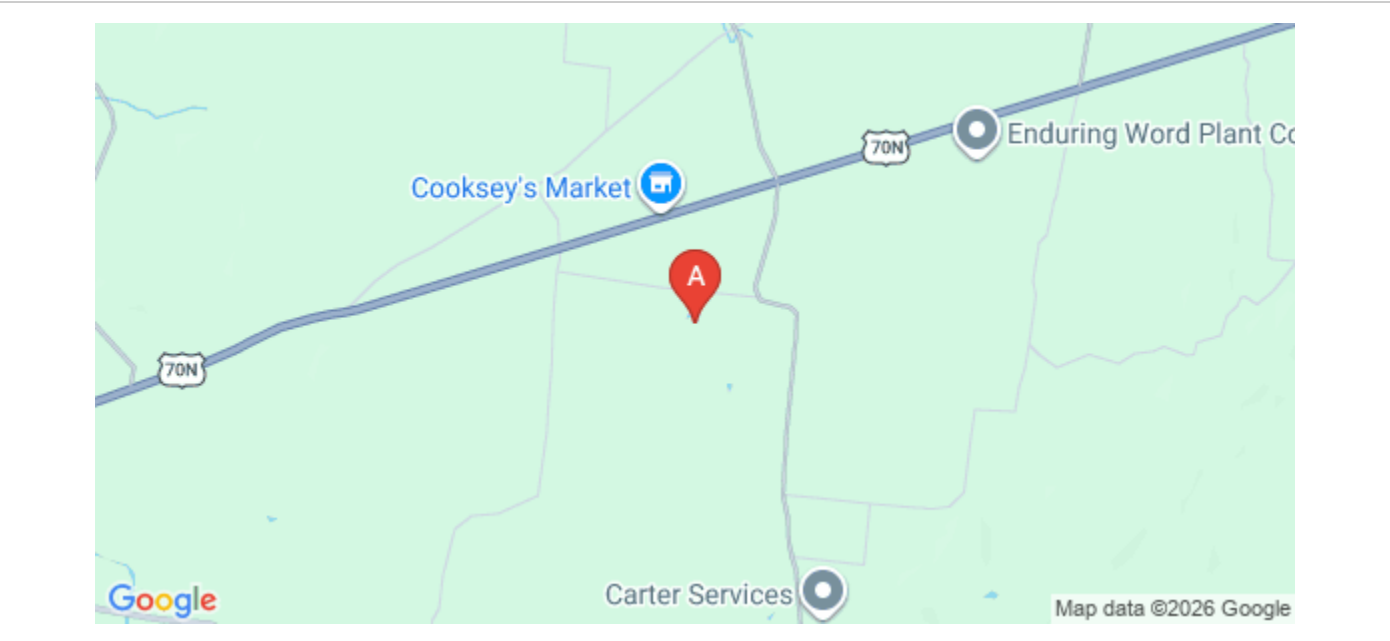
39.25 Beautiful Acres, Selling in 6 Tracts, Ranging in Size from 1.02 to 9.26 Acres. All Tracts Front Highway, Level to Gentle Rolling Land, Open Fields, Some Fenced Areas, Utility Water Available, Soils Tested & Satisfy Appraisal Standards and are zoned for Residential Use. Minimum Size for Build Expense, No Mobile or Manufactured Homes Allowed.

Tract 1: 1.02 Acres, All Open, Partially Building Site
Tract 2: 7.06 Acres, Improved with Spectacular Brick House with Front and Side Porches, Full Living Room with Fireplace, 2nd with Private Kitchen Living Area, 3rd with Office, 3.5 Bathrooms, 2.5 Beds, Laundry Room, Central Heat & A/C, and Utility Water Basement with 7 Car Garage, 2nd Large Storage/Work Area, Ready for Your Personal Update.
Tract 3: 4.08 Acres, Dotted with Trees, 37' x 60' Shop Building, Well
Tract 4: 4.08 Acres, Scenic View, Stone & Impement Shed
Tract 5: 9.02 Acres, All Open, Level Level Land
Tract 6: 9.26 Acres, Mostly Open, with View Weather Coverd

TRACTOR - GATORS - LIVESTOCK EQUIPMENT - TOOLS

Call Jim Agee at 615-444-0908 or 615-904-0963 For Further Information
Seller: James Ray Williams

ACEE & JOHNSON 615.444.0909
www.AgeeAndJohnson.com




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	AJ's Bar & Grill	Bars	3.57 mi	(615) 547-4800	5 Review(s) 4.2
2	Jalisco Mexican Restaurant	Mexican	5.57 mi	(615) 449-2299	20 Review(s) 3.3
3	Uncle Petes Home Cooking	American	5.58 mi	(615) 449-0030	61 Review(s) 3.9
4	Subway	Sandwiches	5.61 mi	(615) 965-2420	4 Review(s) 2.8
5	New Moon BBQ	Barbeque	5.63 mi	(615) 444-7920	25 Review(s) 3.8
6	The Crab Shack	Seafood	5.88 mi	(615) 547-4360	31 Review(s) 3.8
7	People's BBQ	Barbeque	5.98 mi	(615) 784-4175	4 Review(s) 3.0
8	Xiao's Hibachi su Shi Buffet	Buffets	6.01 mi		3 Review(s) 3.7
9	Down N The Bayou Food Truck	Cajun/Creole	6.03 mi	(225) 328-2234	1 Review(s) 5.0
10	Subway	Sandwiches	6.04 mi	(615) 453-3823	7 Review(s) 1.0
11	David's Pizza	Pizza	6.1 mi	(615) 444-8232	32 Review(s) 2.4
12	Rice Box	Chinese	6.13 mi	(615) 449-9488	40 Review(s) 4.3
13	Split Bean Roasting	Coffee & Tea	6.15 mi	(615) 784-4058	71 Review(s) 4.5
14	Island Breeze Bistro	Desserts	6.15 mi	(615) 530-4755	1 Review(s) 5.0
15	Just Fish	Food Trucks	6.16 mi	(615) 703-1515	7 Review(s) 4.6
16	BJ Hot Chicken	Chicken Wings	6.17 mi	(615) 965-2352	22 Review(s) 4.8
17	Town Square Social	New American	6.19 mi	(615) 784-4593	338 Review(s) 4.4
18	Burger King	Burgers	6.21 mi	(615) 444-7415	17 Review(s) 1.3
19	Basic Eatery	Wraps	6.23 mi	(615) 245-8133	2 Review(s) 5.0
20	Off The Square	Breakfast & Brunch	6.24 mi	(615) 965-2365	15 Review(s) 4.8

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	6.03 mi		1 Review(s) 1.0
2	Dollar General	Discount Store	6.03 mi	(615) 547-8051	2 Review(s) 5.0
3	Al's Foodland	Grocery	6.08 mi	(615) 449-8293	9 Review(s) 2.7
4	La Tienda Hispana	Grocery	6.4 mi	(615) 444-9859	9 Review(s) 4.3
5	Walmart Supercenter	Department Stores	6.53 mi	(615) 444-0471	39 Review(s) 1.8
6	ALDI	Grocery	6.94 mi	(855) 955-2534	5 Review(s) 4.6
7	Dollar General	Grocery	7.52 mi	(615) 784-5191	1 Review(s) 1.0
8	Kroger	Grocery	8.29 mi	(615) 449-4631	18 Review(s) 2.7
9	DG Market + pOpshelf	Discount Store	8.34 mi	(615) 965-4320	1 Review(s) 1.0
10	Publix Super Markets	Grocery	9.07 mi	(615) 444-2581	23 Review(s) 3.3
11	Three Forks Marketplace	Grocery	9.42 mi	(615) 237-9777	5 Review(s) 3.4
12	Piggly Wiggly	Grocery	11.83 mi	(615) 374-0600	1 Review(s) 3.0
13	Kroger	Grocery	11.91 mi	(615) 883-4259	1 Review(s) 1.0
14	Dollar General	Discount Store	12.06 mi	(615) 965-3350	2 Review(s) 3.5
15	Save A Lot	Grocery	12.71 mi	(615) 735-1932	1 Review(s) 5.0
16	T N T Market	Grocery	12.79 mi	(615) 683-8600	1 Review(s) 5.0
17	Publix - Lebanon	Grocery	12.86 mi	(615) 443-4349	4 Review(s) 5.0
18	Quik-N-Easy Deli & Market	Grocery	12.91 mi	(615) 735-1677	1 Review(s) 4.0
19	Stagecoach General Store	Grocery	13.51 mi	(615) 452-0808	1 Review(s) 1.0
20	Walmart Supercenter	Department Stores	13.62 mi	(615) 735-2049	5 Review(s) 2.6

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Quality Center for Rehabilitation & Healing	Physical Therapy	5.57 mi	(615) 444-1836	1 Review(s) 1.0
2	MidTenn Primary Care	Walk-in Clinics	5.65 mi	(615) 547-6699	1 Review(s) 5.0
3	Psychiatric Center At McFarland Hospital	Hospitals	5.88 mi	(615) 444-2363	1 Review(s) 1.0
4	Shane Selby, LMT, CLT	Massage Therapy	6.03 mi	(931) 260-5991	2 Review(s) 5.0
5	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	6.03 mi	(318) 243-4395	5 Review(s) 5.0
6	Smile Gallery	General Dentistry	6.21 mi	(615) 444-2069	10 Review(s) 3.4

7	Newman Dental Associates	General Dentistry	6.36 mi	(615) 470-8550	7 Review(s) 3.6
8	The Massage Collection	Reflexology	6.4 mi	(615) 443-1974	2 Review(s) 3.0
9	Walmart Pharmacy	Pharmacy	6.53 mi	(615) 449-0611	1 Review(s) 1.0
10	Tennessee Family Dental - Lebanon	Cosmetic Dentists	6.53 mi	(615) 444-3185	7 Review(s) 3.9
11	Grosch Counseling Center LLC	Counseling & Mental Health	6.61 mi	(615) 444-7885	1 Review(s) 2.0
12	Gallaher John OD	Optometrists	6.64 mi	(615) 444-9111	2 Review(s) 5.0
13	Gallaher EyeCare	Optometrists	6.64 mi	(615) 444-9111	2 Review(s) 3.0
14	Aspen Dental	General Dentistry	6.69 mi	(855) 998-0928	9 Review(s) 1.0
15	America's Best Contacts & Eyeglasses	Optometrists	6.69 mi	(615) 994-3989	1 Review(s) 5.0
16	Family Eye Med	Optometrists	6.71 mi	(615) 449-0541	11 Review(s) 3.1
17	John M. Pino, OD,PhD	Optometrists	6.71 mi	(615) 449-0541	1 Review(s) 5.0
18	STAR Physical Therapy	Physical Therapy	6.71 mi	(615) 443-4938	5 Review(s) 4.2
19	Anycare 24	Medical Centers	6.9 mi	(615) 444-2121	3 Review(s) 4.7
20	Wilson County Chiropractic	Chiropractors	6.9 mi	(615) 449-6700	4 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	The Dancing Lights Of Christmas	Kids Activities	5.42 mi		25 Review(s) 3.2
2	Sellers State Farm Archaeological Area	Parks	5.46 mi		1 Review(s) 3.0
3	Wilkie's Outfitters	Rafting/Kayaking	6.18 mi	(615) 784-4179	1 Review(s) 5.0
4	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	6.32 mi	(804) 305-2321	1 Review(s) 5.0
5	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.52 mi	(615) 506-0428	1 Review(s) 5.0
6	Jimmy Floyd Family Center	Fitness & Instruction	6.53 mi	(615) 453-4545	8 Review(s) 3.5
7	Pro Bowling Center	Bowling	6.67 mi	(615) 449-3898	9 Review(s) 3.6
8	Don Fox Park	Parks	7.23 mi	(615) 449-0303	14 Review(s) 3.4
9	Flex Fitness	Gyms	7.48 mi	(615) 450-6151	1 Review(s) 5.0
10	Wilson United Soccer Club	Amateur Sports Teams	7.51 mi		1 Review(s) 5.0
11	David Deaton Karate Studios	Martial Arts	7.52 mi	(615) 547-1754	5 Review(s) 5.0
12	Anytime Fitness	Gyms	7.53 mi	(615) 547-4736	8 Review(s) 4.5
13	Planet Fitness	Gyms	7.54 mi	(615) 994-6905	3 Review(s) 4.7
14	Julia's Body Shop	Trainers	8.09 mi	(615) 828-5385	2 Review(s) 5.0
15	Success Martial Arts Center	Martial Arts	8.49 mi	(615) 443-4783	1 Review(s) 5.0
16	Pro Pools	Swimming Pools	8.5 mi	(888) 352-7582	27 Review(s) 1.4
17	World Classic Martial Arts	Martial Arts	8.89 mi	(615) 547-9606	1 Review(s) 5.0
18	Sports Village Fitness	Trainers	9.35 mi	(615) 449-0031	13 Review(s) 4.4
19	US Ju Jitsu & Karate Center	Karate	9.36 mi	(615) 974-0246	1 Review(s) 5.0
20	Veneshia Yoga	Yoga	10.29 mi	(615) 808-1600	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	2.13 mi	(615) 444-7742	1 Review(s) 4.0
2	ABC Reglazing	Building Supplies	4.72 mi	(615) 470-8300	2 Review(s) 1.0
3	Lebanon Distributing	Building Supplies	5.32 mi	(615) 444-7060	2 Review(s) 5.0
4	The Tobacco Shoppe	Tobacco Shops	5.38 mi	(615) 449-2982	2 Review(s) 5.0
5	Slay'd Studio Luxury Nails & Spiritual Boutique	Nail Technicians	5.52 mi	(615) 547-4859	1 Review(s) 5.0
6	Sweet Tea Boutique	Plus Size Fashion	5.57 mi	(615) 547-9796	1 Review(s) 5.0
7	Nana's Plant Farm	Nurseries & Gardening	5.76 mi	(615) 444-8733	3 Review(s) 4.7
8	Kwik Kash Pawn Shop	Pawn Shops	5.79 mi	(615) 449-1256	1 Review(s) 1.0
9	Blacks Buildings	Sheds & Outdoor Storage	5.88 mi	(615) 587-0923	1 Review(s) 1.0
10	Sunshine Flowers & Gifts	Florists	5.98 mi	(615) 444-4038	9 Review(s) 2.8
11	Arnold's Safe & Lock	Keys & Locksmiths	6.03 mi	(615) 286-5625	3 Review(s) 5.0
12	Dollar General	Discount Store	6.03 mi	(615) 547-8051	2 Review(s) 5.0
13	The Western Look	Shoe Stores	6.05 mi	(615) 547-7159	5 Review(s) 5.0
14	Haven House Thrift Shop	Thrift Stores	6.07 mi	(615) 965-2706	11 Review(s) 4.4
15	iBROKEIT	Mobile Phone Repair	6.07 mi	(615) 547-9504	6 Review(s) 3.7
16	Gimme A \$5	Discount Store	6.08 mi	(615) 547-6005	9 Review(s) 2.2
17	Buddy's Home Furnishings	Appliances	6.09 mi	(615) 449-3505	1 Review(s) 1.0
18	Buckeye Drugs	Drugstores	6.09 mi	(615) 444-2999	2 Review(s) 4.5
19	Marley's Smoke Shop	Tobacco Shops	6.13 mi	(615) 547-9891	1 Review(s) 5.0
20	DT's Used Appliances	Appliances	6.14 mi	(615) 470-3070	2 Review(s) 3.0