

**Cooks Rd**  
Mt Juliet, TN 37122

**SOLD!**

Auction  
08/10/2024 10:00AM



Listed By (Agent):

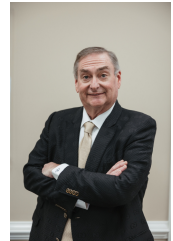
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



# ABSOLUTE AUCTION

**SATURDAY AUGUST 10, 2024 @ 10:00AM**

**Located Cooks Rd • Mt Juliet, TN 37122**

**DIRECTIONS:**

**Points East:**

**Travel west on US-70 at Hwy-109 for 1.6 miles, turn right at Cooks Road, stay right on Cooks Road. Watch for signs!!!**

**Points West:**

**From N. Mt. Juliet Road, Travel east on US-70 for 2.9 miles, turn left at Cooks Road, stay left on Cooks Road. Watch for signs!!!**

**46+ ACRES • 3 ACREAGE TRACTS**  
**UTILITY WATER • SEPTIC APPROVED**



## **46+ Prime Acres**

Selling in 3 Building Tracts

Ranging in size from 7.15 Acres to 32.31 Acres

**Tract 1: 7.15 Acres**

**Tract 2: 7.15 Acres**

**Tract 3: 32.31 Acres**

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

Restricted to 1,800 sq. ft. Site Built Home

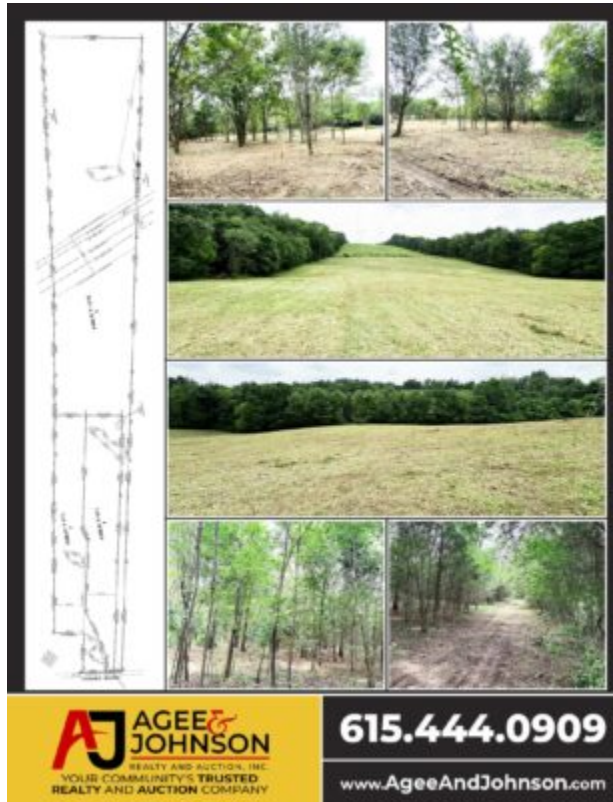
No Mobile or Modular Homes

**46+ ACRES • 3 ACREAGE TRACTS**  
**UTILITY WATER • SEPTIC APPROVED**

Excellent Building Sites

Land Lays Level to Gently Rolling, Open Fields and Wooded Areas

Plenty of Room for Children and Pets to Roam, Horses, Cattle and other Livestock



***Open For Inspection  
Look At Your Convenience***



**Call Jay White at 615-308-4421 or 615-444-0909  
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.

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>	2024-08-10
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Cooks Rd
<b>Address City</b>	Mt Juliet
<b>Address State</b>	TN
<b>Address Zipcode</b>	37122
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday August 10, 2024 @ 10am Cooks Rd • Mt Juliet TN 46+ Acres • 3 Acreage Tracts Utility Water • Septic Approved
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Saturday August 10, 2024 10:00 AM  
**COOKS ROAD, MT. JULIET, TN 37122**  
**46+ ACRES - 3 ACREAGE TRACTS**  
**UTILITY WATER - SEPTIC APPROVED**

Use Prime Access Gullies in 3 Building Tracts ranging in size from 7.75 Acres to 12.37 Acres. Utility Water Available. Septic System Approved. Landscaped with plants and Sprinklers by 2000 sq. ft. Site Built Home. No Mobile or Modular Homes.  
 Equipment Available: Backhoes, Loaders, Levels, Compactors, Graders, and Wooded Areas with Many of Choice of Christmas and High Quality Trees, Commercial and other Livestock.

**PRIME BUILDING TRACTS**  
**LEVEL LAND - OPEN LAND - MATURE TREES**

Tract 1: 7.75 Acres    Tract 2: 7.75 Acres    Tract 3: 12.37 Acres  
**OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE**  
 Call Jay White at 615-306-4423 or 615-444-0909 For Further Information  
 Auctioneer: Jay White, Auctioneer License # 1122, a member of the Tennessee Auction Association.

**AJ** AGEE & JOHNSON REALTY AND AUCTION, INC. **615.444.0909** [www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)

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