

4174 Pete Alsup Rd

Lascassas, TN 37085

SOLD!

Auction
10/26/2024 10:00am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY OCTOBER 26, 2024

**LOCATED 4174 PETE ALSUP RD • LASCASSAS, TN
37085**

DIRECTIONS:

From N/W Broad Street, Murfreesboro, TN, take Memorial Blvd. (Hwy. 231 N), go 8 miles, turn onto Holley Grove Road, go 3.4 miles, turn left onto Pete Alsup Road, go .6 mile to the end (4174). Watch for signs!!!

**48+ PICTURESQUE ACRES • SELLING IN 3
ACREAGE TRACTS**

QUIET COUNTRY SETTING • CONVENIENT TO MURFREESBORO



48.39 Acres, Carefully Divided into 3 Pretty Acreage Tracts

All Tracts fronting Pete Alsup Road

Land Lays Level to Rolling

Open Fields and Pretty Wooded Areas

Ideal for Horses, Cattle, & Other Livestock

Plus an Abundance of Wildlife
All Tracts have Excellent Building Sites
Will be Restricted to 1,200 square feet minimum Site Built Homes
Barndominiums Allowed



All Tracts -

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



Tract 1:

6.02 Acres, fronts 632 feet on Pete Alsup Road, existing septic system.

Tract 2:

33.96 Acres, fronts 280 feet on Pete Alsup Road, large open field and pretty wooded area, soil site mapped for septic system (details sale date).

Tract 3:

8.41 Acres, located at end of Pete Alsup Road, existing septic system at the former house site, beautiful building site, pole barn on property.

48 PICTURESQUE ACRES • SELLING IN 3 TRACTS
QUIET COUNTRY SETTING • CONVENIENT TO MURFREESBORO

LAND IS OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE

ABSOLUTE
AUCTION **Saturday**
October 26, 2024
10:00 AM

Call Jim Agee at 615.444.0909 or 615.504.0963
For Further Information

Mrs. Dora Jane Alsup, Owner

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



Contact **Agee & Johnson** Today!

Auction Date	2024-10-26
Buyer's Agent Comp.	Call for Details
Address Street	4174 Pete Alsup Rd
Address City	Lascassas
Address State	TN
Address Zipcode	37085
County	Rutherford
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday October 26, 2024 @10am 48 Picturesque Acres • Selling in 3 Tracts Quiet Country Setting • Convenient to Murfreesboro
Auction Time Start	10:00am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday October 26, 2024 10:00 AM
4174 PETE ALSUP ROAD, LASCASSAS, TN 37085
48 PICTURESQUE ACRES • SELLING IN 3 TRACTS
QUIET COUNTRY SETTING • CONVENIENT TO MURFREESBORO




48.36 Acres, Centrally located into 3 Tracts. Acreage: Tracts Fronting onto Pete Alsup Road, Level to Level to Building, Open Fields and Pretty Scattered Acres, Ideal for Horses, Cattle, & Other Livestock. Plus an Abundance of Wildlife. All Tracts have Excellent Building Sites and 90% are zoned for 1,200 square foot minimum One Built Homes. Broom/condominiums allowed.
Tract 1: 6.62 Acres, Fronts 620 feet on Pete Alsup Road, existing septic system.
Tract 2: 33.96 Acres, Fronts 280 feet on Pete Alsup Road, larger open field and pretty wooded area, well site installed for septic system (bath/side used).
Tract 3: 8.44 Acres, located at end of Pete Alsup Road, existing septic system at the former house site, beautiful building site, well farm or property.
OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE
Call Jim Agee at 615-444-0908 or 615-444-0909 For Further Information
Mrs. Diane Jean Alsup, Owner

AGEE & 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	Great Wall	Chinese	3.93 mi	(615) 890-9559	40 Review(s) 3.9
2	Spooky's Pizza and Grill	Pizza	3.95 mi	(615) 217-5000	95 Review(s) 4.2
3	Krystal	Burgers	3.97 mi	(615) 904-6655	6 Review(s) 3.7
4	Ryan's Smoking Rotisserie Bbq	Barbeque	4.58 mi		0 N/A
5	Funky Munky Hawaiian Shaved Ice	Shaved Ice	4.64 mi	(615) 200-0423	0 N/A
6	Fatguy Southern Kitchen	Barbeque	4.8 mi	(615) 273-2808	23 Review(s) 4.5
7	Yummy Yum Thai Restaurant	Thai	6.04 mi	(615) 956-6112	58 Review(s) 3.9
8	Acapulco Xpress	Latin American	6.08 mi		13 Review(s) 4.0
9	Acapulco express	Barbeque	6.08 mi	(562) 229-8966	1 Review(s) 1.0
10	Taco Bell	Mexican	6.09 mi	(615) 624-6058	18 Review(s) 1.9
11	McDonald's	Fast Food	6.12 mi	(629) 207-3118	29 Review(s) 1.8
12	Camino Real	Mexican	6.14 mi	(615) 907-8778	79 Review(s) 3.2
13	Camino Real	Mexican	6.14 mi	(615) 907-8778	9 Review(s) 3.1
14	Jet's Pizza	Pizza	6.22 mi	(615) 896-5550	27 Review(s) 2.4
15	Subway	Fast Food	6.23 mi	(615) 895-1606	11 Review(s) 1.5
16	Slim Chickens	Southern	6.34 mi	(615) 278-9777	14 Review(s) 3.4
17	Wendy's	Burgers	6.41 mi		0 N/A
18	Sir Pizza - Murfreesboro	Pizza	6.49 mi	(615) 890-9798	51 Review(s) 2.5
19	Smokin'eds Bbq Market	Barbeque	6.95 mi	(615) 893-2668	0 N/A
20	Eats Sweets And Treats	Cupcakes	7.01 mi	(615) 713-7438	0 N/A

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Grocery	3.43 mi	(615) 994-1423	0 N/A
2	Dollar General	Grocery	3.97 mi	(615) 900-2960	0 N/A
3	Dollar General	Grocery	4.82 mi	(615) 713-1850	0 N/A
4	Publix	Grocery	6.01 mi	(615) 849-6254	15 Review(s) 4.1
5	ALDI	Grocery	6.34 mi	(855) 955-2534	2 Review(s) 4.5
6	Dollar General	Grocery	6.51 mi	(615) 624-9766	1 Review(s) 3.0
7	Dollar General	Grocery	6.73 mi	(615) 624-9075	2 Review(s) 2.5
8	Tw's Market	Grocery	6.84 mi	(615) 286-2783	0 N/A

9	Kroger	Grocery	7.45 mi	(615) 867-2216	17 Review(s) 2.4
10	Kroger	Grocery	7.73 mi	(615) 907-6223	24 Review(s) 2.2
11	Daily's 8804	Grocery	7.87 mi	(615) 896-8995	0 N/A
12	Sprouts Farmers Market	Grocery	7.9 mi	(615) 486-6081	46 Review(s) 3.8
13	Walmart Supercenter	Grocery	7.93 mi	(615) 995-7092	20 Review(s) 1.7
14	Dollar General	Discount Store	8.31 mi	(615) 965-3350	2 Review(s) 3.5
15	Quick Stop Mercado	Grocery	8.4 mi	(615) 624-7824	1 Review(s) 5.0
16	Mercados Marias	Grocery	8.45 mi	(615) 217-9764	14 Review(s) 3.5
17	Food Lion	Grocery	8.47 mi	(615) 890-1484	0 N/A
18	Dollar General	Grocery	8.47 mi	(615) 624-9079	1 Review(s) 1.0
19	Dollar General	Grocery	8.69 mi	(615) 410-2755	1 Review(s) 1.0
20	Neely's Market	Grocery	8.7 mi	(615) 895-4331	0 N/A

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Rogers Richard A MD	Doctors	3.95 mi	(615) 893-7420	0 N/A
2	Silver Hill Medical Clinic	Family Practice	3.95 mi	(615) 257-1150	1 Review(s) 5.0
3	Lascassas Eye Care	Eyewear & Opticians	4.21 mi	(615) 809-2416	0 N/A
4	Christy Ashworth, LMT	Massage Therapy	4.28 mi	(615) 364-6594	0 N/A
5	Daniel Steven R, DDS	Dentists	4.36 mi	(615) 890-9886	0 N/A
6	Riel Brian DDS	Oral Surgeons	4.65 mi	(615) 896-4210	0 N/A
7	Hope Restored Counseling	Counseling & Mental Health	4.8 mi	(615) 707-9398	0 N/A
8	Williams Richard DDS	Oral Surgeons	4.98 mi	(615) 890-5070	0 N/A
9	The Rutherford Back Institute	Chiropractors	5.1 mi	(615) 962-8219	0 N/A
10	Genesis Healing Center	Medical Centers	5.42 mi	(843) 505-6988	0 N/A
11	Tennessee Valley Healthcare System	Medical Centers	5.44 mi	(615) 327-4751	0 N/A
12	Motivated Mind & Body	Trainers	5.45 mi	(615) 828-9149	4 Review(s) 4.3
13	Veterans Administration Medical Center	Hospitals	5.71 mi	(615) 867-6000	2 Review(s) 3.0
14	United States Government Listings	Hospitals	5.72 mi	(615) 867-6000	0 N/A
15	Alvin C York VA	Hospitals	5.73 mi	(615) 867-6000	11 Review(s) 2.7
16	Tennessee State Veterans Home	Skilled Nursing	5.78 mi	(615) 895-8850	0 N/A
17	Fisher Dental	Cosmetic Dentists	6.03 mi	(615) 962-7262	6 Review(s) 4.3
18	Kimberly Dryden Pitts, DDS	General Dentistry	6.17 mi	(615) 890-4587	4 Review(s) 4.0
19	Northside Dental Care	General Dentistry	6.18 mi	(615) 890-4587	0 N/A
20	Dr. Kimberly Pitts	Cosmetic Dentists	6.18 mi	(615) 890-4587	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Walter Hill Dam	Fishing	4.08 mi		4 Review(s) 3.8
2	Lascassas Ball Park	Community Service/Non-Profit	4.47 mi	(615) 977-1257	0 N/A
3	Stones River Kayak and Canoe Rental	Rafting/Kayaking	5.1 mi	(615) 767-7501	6 Review(s) 5.0
4	Richard Siegel Soccer Park	Soccer	5.36 mi		3 Review(s) 3.7
5	Murfreesboro City of	Parks	5.41 mi	(615) 867-4913	0 N/A
6	Motivated Mind & Body	Trainers	5.45 mi	(615) 828-9149	4 Review(s) 4.3
7	Cedar Crest Golf Club	Golf	5.45 mi	(615) 849-7837	15 Review(s) 3.3
8	Va Golf Course	Golf	5.53 mi	(615) 893-2543	5 Review(s) 3.2
9	Dead Land Haunted Woods	Arcades	6.02 mi	(615) 988-7710	0 N/A
10	Club Pilates	Pilates	6.3 mi	(615) 691-4699	1 Review(s) 5.0
11	Corax Strength and Performance	Gyms	6.38 mi	(615) 651-1408	0 N/A
12	Barre 11 Fitness	Pilates	6.4 mi	(615) 605-6131	0 N/A
13	B Attitude Dance	Dance Studios	6.43 mi	(615) 547-8618	0 N/A
14	Amy's Aquatics	Swimming Lessons/Schools	7.01 mi	(615) 900-0263	0 N/A
15	Lexi Hawkins Swim Lessons	Swimming Lessons/Schools	7.01 mi	(615) 278-0451	0 N/A
16	The Diamond Yogi	Yoga	7.01 mi	(615) 525-3041	0 N/A
17	Form And Function Fitness Training	Trainers	7.01 mi		0 N/A
18	Ken's Kung Fu San Soo	Martial Arts	7.01 mi	(615) 784-8558	0 N/A
19	Murfreesboro City of	Parks	7.01 mi	(615) 893-7439	0 N/A
20	Reel Amusements	Amusement Parks	7.26 mi	(615) 895-9099	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Watson Portable Buildings	Sheds & Outdoor Storage	3.08 mi	(615) 900-1525	1 Review(s) 5.0
2	Dollar General	Grocery	3.43 mi	(615) 994-1423	0 N/A
3	Sonshine Leather	Leather Goods	3.54 mi	(615) 529-2176	0 N/A
4	Lascassas Feed Supply	Farmers Market	3.57 mi	(615) 893-4142	2 Review(s) 4.5
5	O'Reilly Auto Parts	Auto Parts & Supplies	3.95 mi	(615) 396-3345	0 N/A
6	Dollar General	Grocery	3.97 mi	(615) 900-2960	0 N/A
7	Vinewood Furniture	Furniture Stores	3.97 mi	(615) 631-3247	0 N/A
8	Valley Growers Garden Center	Nurseries & Gardening	3.97 mi	(615) 295-2065	1 Review(s) 1.0
9	Lascassas Market	Gas Stations	3.97 mi	(615) 396-8521	2 Review(s) 2.5
10	Turf Dynamics	Landscaping	4.03 mi	(615) 904-2211	1 Review(s) 5.0
11	Country Cove Christmas Tree Farm	Christmas Trees	4.15 mi	(615) 848-8564	20 Review(s) 4.3
12	Lascassas Eye Care	Eyewear & Opticians	4.21 mi	(615) 809-2416	0 N/A
13	Dot and Lucy's Marketplace	Women's Clothing	4.27 mi	(615) 410-3436	0 N/A
14	Lascassas Drug	Drugstores	4.29 mi	(615) 933-2769	2 Review(s) 5.0
15	Dollar General	Grocery	4.82 mi	(615) 713-1850	0 N/A
16	Sea Rhoades	Bikes	4.92 mi	(615) 822-2737	0 N/A
17	Rhoades Car	Bikes	4.92 mi	(615) 822-2737	0 N/A
18	Rhoades National	Bikes	4.92 mi	(615) 822-2737	0 N/A
19	Sugar & Spice	Lingerie	4.94 mi	(615) 907-0071	0 N/A
20	Crafty Crafters Cabin	Gift Shops	5.09 mi	(615) 995-6429	0 N/A