

2306 Raspberry Lane

Lebanon, TN 37087

SOLD!

Auction
03/08/2025 10:00am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY MARCH 8, 2025

Located 2306 Raspberry Lane • Lebanon, TN 37087

DIRECTIONS:

From Lebanon Historic Square, go N. Cumberland St. (Hwy. 231-N), 2.6 miles, turn left onto Chapman Drive, turn right onto Cedar Way Drive, .5 mile, turn right onto Raspberry Lane, go to 2306. Watch for signs

ROCK & VINYL SIDED HOUSE ON LARGE LOT - 150' X 525'

1708 SQ. FT. • 4 BEDROOM • 2 BATH • 2-CAR GARAGE



Well Maintained Rock & Vinyl Sided House

Built in 1978 • 1708 sq. ft. per tax records

Consists of Living Area with Vaulted Ceiling, Hardwood Floor, Gas Fireplace

Kitchen with Granite Tops and SS Appliances

Huge Florida Room with Tile Floor

3 Bedrooms with Hardwood Floors, 4th Bedroom or Office

Laundry Room, Covered Patio, Two-Car Garage

New Metal Roof - 2024, Blacktop Drive - 4 Years Old

Nice 150' x 525' Deep Lot in Quiet

**Established Kon-Tiki Estates
Move In Ready**



**Call Jim Agee 615.504.0963
For Further Information**

**FURNITURE • GLASSWARE • TOOLS • ZERO TURN MOWER
10'x10' STORAGE BUILDING - TO BE MOVED**
Selling for Cash or Good Check Sale Date

FURNITURE:

King Bedroom Suit - Chest and Two Nightstands • Depression Era Buffet (small) • Dining Room Table w/ 12 Chairs • Oak China Cabinet • Glass Top Table w/4 chairs • China Buffet • Two Piece China Cabinet • Couch • Love Seat • Chair & Ottoman • Coffee & Sofa Tables • Office Chair • 3 Door Cabinet • Mobile Island • Wall Mirror • Floor Lamp • Table lamps • Lamps • Metal Patio Table w/ 4 Chairs • Patio Table w/ 6 Chairs • Patio Swing • Patio Chair - Glider

GLASSWARE • HOUSEHOLD:

McCoy Cookie Jar • Cast Iron Skillets • Lenox Spice Box Village 24p • Iridescent Glasses 6p • Avon Dishes 36p Set • Bavarian Tea Set 10p • Gold Rim Glasses • Gold Rim Fruit Bowls 5p • Ruby Red Vase • Corn Dishes • Pheasant Glasses 8p • Royal Norfolk Cups 9p • Baum Moroccan Dinnerware • Anchor Hocking Measuring Cup • Pyrex Mixing Bowls, Etc. • Miscellaneous Glasses • Soup Pot • Pots, Pans, Cooking Utensils • Calphalon Cookware • Serving Trays • Contemporary Native American Vase • Folk Art Canvas • Candle Holders • Center Pine Decoration • Christmas & Halloween Decorations • Mannequin • Yard Art • Wall Shelf, Sconces • Gazing Balls • Cornhole Board • Dog Kennel • Whirlpool Upright Freezer • Maytag Washer & Dryer 3 Y/O

TOOLS:

Arien IKNO XD 60 Zero Turn Mower - 181 Hrs - Kawasaki FR691 V Engine • Fifth Wheel Hitch • Clarke ZAZ Reciprocating Saw • Belt Sander • Wheel Grinder • Car Creeper • B&D Electric Weedeater • Water Wrench • B&D Electric Blower • Pruning Saw • Pump Sprayer • Box Drill Bit • Rigid Shop Vac • Yard Cart • Floor Jack • Gas Cans • Brass Pliers • Portable Saw Horses • Framing Square • Hand Saw • Crow Bar • Aluminum Extension Ladder • 8' Aluminum Stepladder • Yard & Garden Tools • Seed Distributer • Ext. Cord • Work Table 2 Drawers • Step Stool • Storage Cabinet • Coleman Propane Camp Grill

Selling for Cash or Good Check Sale Date



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

Seller: Mrs. Patricia Cochran is selling Her Home of 40 years

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-444-3700; 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 2025 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



Auction Date	2025-03-08
Buyer's Agent Comp.	Call for Details
Address Street	2306 Raspberry Lane
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Year Built	1978
Square Feet	1,708

Bedrooms	4.0
Bathrooms	2.0
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday March 8, 2025 @ 10am 2306 Raspberry Lane • Lebanon TN Located in Established Kontiki Estates Rock & Vinyl Sided House • 4 Bedroom • 2 Bath • 2 Car Garage Furniture • Glassware • Tools • Household Items • Much More!
Auction Time Start	10:00am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday March 8, 2025 10:00 AM
2306 RASPBERRY LANE, LEBANON, TN 37087
ROCK & VINYL SIDED HOUSE ON LARGE LOT - 150' X 525' 1708 SQ. FT. - 4 BEDROOM - 2 BATH - 2-CAR GARAGE



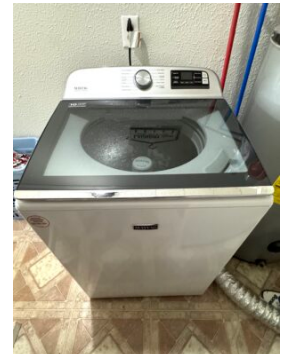
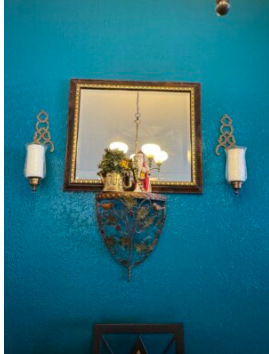
Well maintained Rock & Vinyl Sided House. Built in 1983. 1708 sq. ft. per tax records. Consists of Living Area with Hardwood Floors, Kitchen with Granite Top and Full Appliances, Master Bedroom with Full Bath, 3 Bedrooms with hardwood floors, full second floor. Large front porch with 2 chairs. 2-car garage with hardwood floor. Call Jim Agee at 615-444-0909 for more information.

FURNITURE • GLASSWARE • TOOLS • ZERO TURN MOWER 10'X10' STORAGE BUILDING - TO BE MOVED

Call Jim Agee at 615-444-0909 For Further Information

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	Rice Box	Chinese	1.48 mi	(615) 449-9488	44 Review(s) 4.3
2	People's BBQ	Barbeque	1.53 mi	(615) 784-4175	5 Review(s) 3.4
3	Subway	Sandwiches	1.56 mi	(615) 453-3823	7 Review(s) 1.0
4	The Smoke House by Hoite's	Barbeque	1.76 mi	(615) 444-8300	1 Review(s) 3.0
5	RSVP at the Club	American	1.83 mi	(615) 470-7012	3 Review(s) 3.7
6	Tee Time Bar and Grill	Bars	1.83 mi	(615) 444-8300	0 N/A
7	Xiao's Hibachi su Shi Buffet	Buffets	2.05 mi		6 Review(s) 3.8
8	Down N The Bayou Food Truck	Cajun/Creole	2.06 mi	(225) 328-2234	1 Review(s) 5.0
9	Hot Dog Momma	Hot Dogs	2.06 mi	(615) 414-1098	3 Review(s) 4.7
10	The Captain's Boil	Comfort Food	2.06 mi	(615) 453-0577	0 N/A
11	Cool Beans Coffee and Things	Food Stands	2.06 mi	(615) 738-0058	0 N/A
12	Sammy B's	New American	2.34 mi	(615) 547-4550	173 Review(s) 3.8
13	Belles Little Country Kitchen	Breakfast & Brunch	2.38 mi	(615) 547-6888	45 Review(s) 3.6
14	David's Pizza	Pizza	2.42 mi	(615) 444-8232	35 Review(s) 2.5
15	Pesto Ristorante Italiano	Italian	2.46 mi	(615) 547-9746	0 N/A
16	Tenn Lakes Brewing Company	Pizza	2.47 mi	(615) 994-1330	54 Review(s) 4.3
17	The Black Sheep Cafe & General Store	Cafes	2.47 mi	(615) 684-9916	2 Review(s) 5.0
18	Stroud's Barbeque	Barbeque	2.49 mi	(615) 444-6695	38 Review(s) 3.5

19	New China II Restaurant	Chinese	2.5 mi	(615) 449-4535	1 Review(s) 1.0
20	Mr Panchos Mexican Restaurant	Mexican	2.5 mi	(615) 443-3995	48 Review(s) 3.6

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Grocery	1.37 mi	(615) 784-8980	0 N/A
2	Mike's Foodland	Grocery	1.57 mi	(615) 449-8293	0 N/A
3	Al's Foodland	Grocery	1.57 mi	(615) 449-8293	9 Review(s) 2.7
4	Half Priced Foods	Grocery	2.05 mi	(615) 547-4414	0 N/A
5	H. G. Hill's Grocery Store	Grocery	2.06 mi		1 Review(s) 1.0
6	Dollar General	Discount Store	2.06 mi	(615) 547-8051	2 Review(s) 5.0
7	Hg Hill Market #16	Grocery	2.53 mi	(615) 444-6771	0 N/A
8	Bi-Lo	Drugstores	2.54 mi	(615) 453-3931	0 N/A
9	Dollar General	Grocery	2.56 mi	(615) 784-5191	1 Review(s) 1.0
10	Dollar General	Grocery	2.58 mi	(615) 549-7428	0 N/A
11	Quik Stop Superette	Grocery	2.61 mi	(615) 444-6006	0 N/A
12	DG Market + pOpshelf	Discount Store	2.66 mi	(615) 965-4320	1 Review(s) 1.0
13	Demeter's Common	Grocery	2.67 mi	(615) 965-2944	0 N/A
14	Kroger	Grocery	2.76 mi	(615) 449-4631	17 Review(s) 2.6
15	Dollar General	Grocery	2.85 mi	(615) 235-3090	0 N/A
16	Zip's Food Mart	Grocery	2.85 mi	(615) 449-4516	0 N/A
17	La Tienda Hispana	Grocery	2.95 mi	(615) 444-9859	9 Review(s) 4.3
18	Publix Super Markets	Grocery	3.03 mi	(615) 444-2581	25 Review(s) 3.2
19	Walmart Supercenter	Department Stores	3.79 mi	(615) 444-0471	45 Review(s) 2.0
20	Dollar General	Grocery	3.88 mi	(615) 965-4305	0 N/A

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MAI Counseling Services	Counseling & Mental Health	1.4 mi	(615) 969-7066	0 N/A
2	Blue Sky IV	IV Hydration	1.47 mi	(615) 246-6948	0 N/A
3	Lebanon Health Care Center, Plc	Health & Medical	1.48 mi	(615) 449-4151	0 N/A
4	Fast Pace Health Urgent Care - Lebanon, TN	Urgent Care	1.52 mi	(423) 352-4381	0 N/A
5	Anderson Kenneth W MD	Doctors	1.79 mi	(615) 449-3453	0 N/A
6	Southern Living Centers	Assisted Living Facilities	1.83 mi	(615) 443-2306	0 N/A
7	Authentic Dental Prosthetics	Prosthodontists	1.85 mi	(615) 444-0974	0 N/A
8	Collins Tammy Dr	Family Practice	2.05 mi	(615) 443-7990	0 N/A
9	Low Vision of Tennessee	Optometrists	2.05 mi	(855) 405-8800	0 N/A
10	Family Addiction Clinic	Addiction Medicine	2.05 mi	(615) 784-4140	0 N/A
11	John M. Pino, OD,PhD	Optometrists	2.05 mi	(615) 449-0541	1 Review(s) 5.0
12	Family Eye Med	Optometrists	2.05 mi	(615) 449-0541	14 Review(s) 2.6
13	STAR Physical Therapy	Physical Therapy	2.05 mi	(615) 443-4938	5 Review(s) 4.2
14	Km Consulting	Health Insurance Offices	2.06 mi	(931) 267-0686	0 N/A
15	RPJ Recovery Ministry	Counseling & Mental Health	2.06 mi	(615) 755-3468	0 N/A
16	Shane Selby, LMT, CLT	Massage Therapy	2.06 mi	(931) 260-5991	2 Review(s) 5.0
17	Wakey & Reiki	Reiki	2.06 mi	(931) 259-0841	0 N/A
18	Empowerful	Counseling & Mental Health	2.06 mi	(615) 281-9489	0 N/A
19	Whitley Doula Services	Doulas	2.06 mi	(770) 866-4964	0 N/A
20	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	2.06 mi	(318) 243-4395	5 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sawyer Swim School	Swimming Lessons/Schools	1.53 mi	(615) 476-0419	0 N/A
2	Lebanon Dojo	Martial Arts	1.7 mi	(615) 444-0515	0 N/A
3	Cedar City CrossFit	Gyms	1.91 mi	(615) 939-0065	0 N/A
4	Jimmy Floyd Family Center	Fitness & Instruction	2 mi	(615) 453-4545	10 Review(s) 3.4
5	Deep Z Dockside Services	Boat Repair	2.06 mi	(615) 483-1639	0 N/A
6	Prison Fit Training	Fitness & Instruction	2.06 mi	(615) 202-8031	0 N/A
7	Find Ur Mind	Tai Chi	2.06 mi	(615) 318-0241	0 N/A
8	Tomahawkin	Axe Throwing	2.06 mi	(615) 630-4127	0 N/A
9	Roscoe's Guide Service	Fishing	2.06 mi	(615) 450-2964	0 N/A
10	Don Fox Park	Parks	2.08 mi	(615) 449-0303	15 Review(s) 3.4

11	Pro Bowling Center	Bowling	2.17 mi	(615) 449-3898	10 Review(s) 3.3
12	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.25 mi	(615) 506-0428	1 Review(s) 5.0
13	Blue Page Farm	Horse Boarding	2.43 mi	(309) 258-1230	0 N/A
14	Central Star Pilates	Pilates	2.47 mi	(615) 450-5775	0 N/A
15	Planet Fitness	Gyms	2.48 mi	(615) 994-6905	6 Review(s) 4.2
16	David Deaton Karate Studios	Martial Arts	2.57 mi	(615) 547-1754	5 Review(s) 5.0
17	Graves Fitness	Gyms	2.62 mi	(615) 758-0883	0 N/A
18	Middle Tennessee Martial Arts	Martial Arts	2.62 mi	(615) 969-1130	0 N/A
19	Flex Fitness	Gyms	2.62 mi	(615) 450-6151	1 Review(s) 5.0
20	Julia's Body Shop	Trainers	2.62 mi	(615) 828-5385	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Grocery	1.37 mi	(615) 784-8980	0 N/A
2	Euphoria Smoke Shop	Tobacco Shops	1.48 mi	(615) 470-8141	0 N/A
3	Marley's Smoke Shop	Tobacco Shops	1.48 mi	(615) 547-9891	1 Review(s) 5.0
4	Dollar General	Discount Store	1.62 mi	(615) 453-8918	0 N/A
5	New 2 U Children's Consignment	Used, Vintage & Consignment	1.66 mi	(615) 449-5437	0 N/A
6	Cracker Barrel Corporate Office	Flowers & Gifts	1.72 mi	(615) 444-5533	73 Review(s) 1.5
7	Industrial Battery of Hendersonville	Battery Stores	1.84 mi	(615) 824-5000	0 N/A
8	Advanced Battery Technologies	Battery Stores	1.84 mi	(615) 824-5000	0 N/A
9	Discount Tobacco Outlet 3	Tobacco Shops	1.95 mi	(615) 443-3856	0 N/A
10	Bud's Salvage	Department Stores	1.96 mi	(615) 449-8085	0 N/A
11	Mattress By Appointment Lebanon TN	Mattresses	2.02 mi	(615) 784-8664	0 N/A
12	ABC Reglazing	Building Supplies	2.02 mi	(615) 470-8300	2 Review(s) 1.0
13	More Space Place	Home Organization	2.05 mi	(615) 771-0596	0 N/A
14	Family Eye Med	Optometrists	2.05 mi	(615) 449-0541	14 Review(s) 2.6
15	Trade Secret	Cosmetics & Beauty Supply	2.06 mi	(615) 453-0333	0 N/A
16	Cee Her Waist	Jewelry	2.06 mi	(901) 231-6441	0 N/A
17	Upper Cumberland Buildings and Sheds	Siding	2.06 mi	(931) 241-7863	0 N/A
18	Wymond Guitar Lessons	Musical Instruments & Teachers	2.06 mi	(615) 422-5622	0 N/A
19	Trank Moves	Movers	2.06 mi		0 N/A
20	Rise Up Rolls	Desserts	2.06 mi	(931) 539-0628	0 N/A