

603 Palmer Rd
Lebanon, TN 37087

SOLD!

Auction
04/19/2025 10:00am



Listed By (Agent):

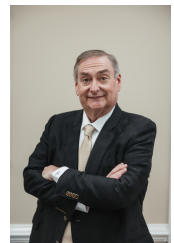
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

Rick Thorne

Phone (Office): 615-444-0909

Phone (Cell): 615-347-4285

Email: thorneri@realtracs.com



ABSOLUTE AUCTION

SATURDAY APRIL 19, 2025 @ 10am

LOCATED 603 PALMER RD • LEBANON, TN 37087

DIRECTIONS:

From Historic Lebanon Square, travel west on West Main St./Hwy US 70-W for 5.3 miles, turn left onto Palmer Rd. Watch for signs!!!

121 ACRES • SELLING IN 15 ESTATE TRACTS

RANGING IN SIZE 5.14 to 12.85 ACRES

Utility Water • Soils Tested • Septic Approved

**121+ ACRES • SELLING IN 15 ESTATE TRACTS
RANGING IN SIZE FROM 5.14-12.85 ACRES**



121 Breathtaking Acres

Selling in 15 Tracts on the West Side of Lebanon

Close to Hamilton Springs with the Music City Star, Cafe, Fitness Center, Spa and More

Enjoy this Quiet Country Setting with Lebanon Center and Publix only two miles away

Conveniently Located close to Churches, Schools, Shopping, Golf Courses and Other Amenities

PRIME BUILDING TRACTS
UTILITY WATER • SOILS TESTED FOR SEPTIC • OPEN FOR INSPECTION

Amazing Views, Level to Rolling Land with Open Fields and Pretty Wooded Areas

Tracts 1-13 front Palmer Road

Tract 14 fronts Preakness Place

Tract 15 fronts Amarillo Drive

All Tracts -

- ✓ Tracts 1-13 Front Palmer Rd
- ✓ Tract 14 Fronts Preakness Pl
- ✓ Tract 15 Fronts Amarillo Dr
- ✓ Soils Tested and Septic Approve
- ✓ Excellent Building Sites
- ✓ Level to Gently Rolling Acreage
- ✓ Have Utility Water Available
- ✓ Large Open Areas
- ✓ Serene Environment
- ✓ Mature Trees
- ✓ Scenic Views

https://youtu.be/Jn8963aRwQU?si=Pu_v8rJotx_95WH4

**Beautiful Land
Prime Building Tracts**

**OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE**

<u>Tracts 1</u> - 5.86 Acres	<u>Tracts 6</u> - 6.56 Acres	<u>Tracts 11</u> - 8.47 Acres
<u>Tracts 2</u> - 10.18 Acres	<u>Tracts 7</u> - 6.29 Acres	<u>Tracts 12</u> - 8.10 Acres
<u>Tracts 3</u> - 5.16 Acres	<u>Tracts 8</u> - 5.16 Acres	<u>Tracts 13</u> - 12.77 Acres
<u>Tracts 4</u> - 5.22 Acres	<u>Tracts 9</u> - 10.79 Acres	<u>Tracts 14</u> - 12.85 Acres <small>Fronts Preakness Pl.</small>
<u>Tracts 5</u> - 5.32 Acres	<u>Tracts 10</u> - 7.04 Acres	<u>Tracts 15</u> - 11.79 Acres <small>Fronts Amarillo Dr.</small>

**BEAUTIFUL LAND • SCENIC VIEWS
LARGE OPEN AREAS • MATURE TREES
SERENE ENVIRONMENT**

All Tracts Have Utility Water Available
 Have been Soils Tested, Septic Approved (details sale date)
 Restricted to 2,500 sq. ft. Site Built Homes
 1,800 sq. ft. First Level
 Barndominiums Allowed
 Exceptional Building Sites

Palmer Rd Restrictions:

****additional pictures to be posted • please check back****

ABSOLUTE AUCTION	Saturday April 19, 2025 10:00 AM
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**Call Jay White at 615.308.4421 or Rick Thorne at 615.347.4285
For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; 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 2025 property taxes; give possession with deed.

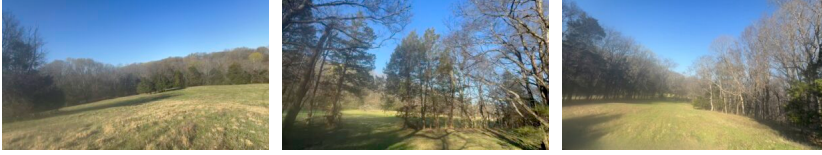
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Auction Date	2025-04-19
Buyer's Agent Comp.	Call for Details
Address Street	603 Palmer Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday April 19, 2025 @ 10am 603 Palmer Rd • Lebanon TN 121+ Acres • Selling in 15 Estate Tracts Ranging in Size From 5 -12.85 Acres
Auction Time Start	10:00am
Auction Type	absolute
Ignore Idx	1
Is Home	yes
Other Link	http://youtu.be/Jn8963aRwQU?si=rxOoQ_FaGQ9uFlbS



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	Wendy's	Burgers	0.59 mi	(615) 866-9059	0 N/A
2	Body Kneads Coffee	Cafes	0.98 mi	(615) 965-2040	10 Review(s) 3.7
3	Frankie's Cafe	Cafes	1.91 mi	(615) 443-4299	0 N/A
4	Snow White Drive In	American	1.91 mi	(615) 443-4299	170 Review(s) 3.9
5	1 China	Chinese	2 mi	(615) 965-2937	23 Review(s) 3.9
6	Jet's Pizza	Pizza	2 mi	(615) 994-0300	2 Review(s) 3.0
7	Taco Bell	Mexican	2.16 mi	(615) 453-4225	22 Review(s) 2.9
8	Pizza Hut	Pizza	2.25 mi	(615) 449-3875	15 Review(s) 2.9
9	Dairy Queen Grill & Chill	Burgers	2.53 mi	(615) 239-3505	20 Review(s) 2.3
10	Zaxbys	Fast Food	2.66 mi	(615) 470-5816	5 Review(s) 3.2
11	Whataburger	Burgers	2.71 mi	(615) 547-2692	20 Review(s) 3.3
12	Arby's	Fast Food	2.74 mi	(615) 444-6044	13 Review(s) 2.8
13	Los Compadres	Mexican	2.75 mi	(615) 547-9526	21 Review(s) 2.3
14	Casa Azul Mexican Grill	Beer Bar	2.75 mi	(615) 470-8445	0 N/A
15	Jimmy John's	Sandwiches	2.76 mi	(615) 784-4700	14 Review(s) 3.1
16	Bellacino's Pizza & Grinders	Pizza	2.79 mi	(615) 547-1414	1 Review(s) 3.0
17	Bellacino's Pizza & Grinders	Pizza	2.79 mi	(615) 547-1414	90 Review(s) 3.6
18	Wendy's	Burgers	2.8 mi	(615) 547-4391	24 Review(s) 2.8
19	Wendy's	Burgers	2.82 mi	(615) 547-4429	18 Review(s) 2.7
20	Waffle House	Breakfast & Brunch	2.82 mi	(615) 547-0409	27 Review(s) 2.9

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	1.26 mi	(615) 883-4259	1 Review(s) 1.0
2	Publix Super Markets	Grocery	2.05 mi	(615) 444-2581	26 Review(s) 3.3

3	Zip's Food Mart	Grocery	2.51 mi	(615) 449-4516	0 N/A
4	Publix - Lebanon	Grocery	2.57 mi	(615) 443-4349	5 Review(s) 5.0
5	Dollar General	Grocery	2.74 mi	(615) 965-5919	1 Review(s) 1.0
6	DG Market + pOpshef	Discount Store	2.82 mi	(615) 965-4320	1 Review(s) 1.0
7	Kroger	Grocery	2.91 mi	(615) 449-4631	17 Review(s) 2.6
8	Lanham	Grocery	3 mi	(615) 449-7153	0 N/A
9	Bi-Lo	Drugstores	3.34 mi	(615) 453-3931	0 N/A
10	Dollar General	Grocery	3.75 mi	(615) 784-5191	1 Review(s) 1.0
11	Quik Stop Superette	Grocery	4.53 mi	(615) 444-6006	0 N/A
12	Dollar General	Grocery	4.81 mi	(615) 549-7428	0 N/A
13	Demeter's Common	Grocery	4.98 mi	(615) 965-2944	0 N/A
14	Al's Foodland	Grocery	5.04 mi	(615) 449-8293	9 Review(s) 2.7
15	Mike's Foodland	Grocery	5.04 mi	(615) 449-8293	0 N/A
16	La Tienda Hispana	Grocery	5.11 mi	(615) 444-9859	9 Review(s) 4.3
17	Half Priced Foods	Grocery	5.16 mi	(615) 547-4414	0 N/A
18	Dollar General	Grocery	5.17 mi	(615) 784-8980	0 N/A
19	ALDI	Grocery	5.25 mi	(855) 955-2534	9 Review(s) 4.6
20	Hg Hill Market #16	Grocery	5.44 mi	(615) 444-6771	0 N/A

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Loveless James A Jr MD	Doctors	0.63 mi	(615) 889-6400	0 N/A
2	Morris James W II MD	Doctors	0.73 mi	(615) 449-2869	0 N/A
3	Salon Twenty @ Body Kneads	Waxing	1 mi	(615) 450-2714	0 N/A
4	Evans Randolph R MD	Doctors	1.03 mi	(615) 444-1831	0 N/A
5	McKendree Village	Medical Centers	1.22 mi	(615) 871-8200	0 N/A
6	Gregory Dental Group	Cosmetic Dentists	1.66 mi	(615) 444-0322	0 N/A
7	Davis Fred D Jr OD	Optometrists	1.69 mi	(615) 883-7006	0 N/A
8	Noblitt Sharon	Optometrists	1.69 mi	(615) 883-1010	0 N/A
9	Eye Spec's Unltd	Optometrists	1.69 mi	(615) 883-1010	0 N/A
10	Roberson Thomas A OD	Optometrists	1.7 mi	(615) 449-3061	0 N/A
11	Arnold Earl L DC	Chiropractors	1.72 mi	(615) 758-7653	0 N/A
12	Arnold Earl L DC	Chiropractors	1.72 mi	(615) 758-7653	1 Review(s) 1.0
13	Poisal Samuel E DC	Chiropractors	1.72 mi	(615) 758-7653	0 N/A
14	Schenk William D MD	Doctors	1.79 mi	(615) 444-4516	0 N/A
15	Gallaher John OD	Optometrists	1.82 mi	(615) 449-3937	0 N/A
16	Fisher Norma J DC	Chiropractors	1.89 mi	(615) 443-0523	0 N/A
17	Beltone Hearing Aid Service	Hearing Aid Providers	2 mi	(615) 449-2500	1 Review(s) 5.0
18	CareNow	Urgent Care	2 mi	(615) 938-7171	16 Review(s) 3.6
19	Derek S. Peveler, OD - OPMT	Optometrists	2.02 mi	(615) 457-8237	0 N/A
20	Optometric Physicians of Middle Tennessee - Lebanon	Optometrists	2.03 mi	(615) 457-8237	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Veneshia Yoga	Yoga	0.98 mi	(615) 808-1600	2 Review(s) 5.0
2	U.S. Ju Jitsu & Karate Center	Karate	1.76 mi	(615) 974-0246	1 Review(s) 5.0
3	Sports Village Fitness	Trainers	1.76 mi	(615) 449-0031	16 Review(s) 4.0
4	CCC Golf USA	Golf Equipment	1.78 mi	(615) 933-5180	0 N/A
5	World Classic Martial Arts	Martial Arts	2.24 mi	(615) 547-9606	1 Review(s) 5.0
6	Floyd & Baxter Amusement	Amusement Parks	2.37 mi		0 N/A
7	Maple Hill Sports Center	Amateur Sports Teams	2.53 mi	(615) 444-3474	0 N/A
8	Young's Performance Skis & Cycles	Jet Skis	2.56 mi	(615) 449-2373	1 Review(s) 1.0
9	Premier Martial Arts Lebanon	Martial Arts	2.65 mi	(615) 443-4783	1 Review(s) 5.0
10	Pro Pools	Swimming Pools	2.66 mi	(888) 352-7582	28 Review(s) 1.4
11	Empower Me Day Camp	Day Camps	2.84 mi	(615) 453-0005	0 N/A
12	Xtreme Paintball	Paintball	2.9 mi	(615) 547-2324	16 Review(s) 3.6
13	Cedar City CrossFit	Gyms	3.09 mi	(615) 939-0065	0 N/A
14	Julia's Body Shop	Trainers	3.1 mi	(615) 828-5385	2 Review(s) 5.0
15	Biz Kidz	Kids Activities	3.35 mi	(615) 235-1333	0 N/A
16	The Facility	Baseball Fields	3.4 mi	(615) 873-0367	0 N/A
17	Sawyer Swim School	Swimming Lessons/Schools	3.42 mi	(615) 476-0419	0 N/A

18	Intrigue Athletics	Gymnastics	3.45 mi	(615) 981-0231	1 Review(s) 1.0
19	Cedar City Trail	Playgrounds	3.48 mi		1 Review(s) 4.0
20	Planet Fitness	Gyms	3.7 mi	(615) 994-6905	6 Review(s) 4.2

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dancewear Unlimited	Dance Wear	1.01 mi	(615) 885-4498	0 N/A
2	Kroger Pharmacy	Drugstores	1.26 mi	(615) 883-4259	1 Review(s) 1.0
3	Kroger Pharmacy Rx	Drugstores	1.26 mi	(615) 883-4259	0 N/A
4	Publix Pharmacies	Drugstores	1.45 mi	(615) 874-2216	1 Review(s) 5.0
5	U-Haul Neighborhood Dealer	Truck Rental	1.55 mi	(615) 453-4071	0 N/A
6	CCC Golf USA	Golf Equipment	1.78 mi	(615) 933-5180	0 N/A
7	Roy Vaden Pools Construction	Pool Cleaners	2.01 mi	(615) 604-5400	4 Review(s) 3.5
8	Optometric Physicians of Middle Tennessee - Lebanon	Optometrists	2.03 mi	(615) 457-8237	0 N/A
9	Optometric Physicians of Middle Tennessee	Optometrists	2.03 mi	(615) 444-2359	5 Review(s) 2.0
10	Vanderbilt Eye Institute	Ophthalmologists	2.1 mi		6 Review(s) 3.2
11	Roberson Thomas A OD	Eyewear & Opticians	2.11 mi	(615) 453-5155	0 N/A
12	Rahman Azizur MD	Eyewear & Opticians	2.11 mi	(615) 453-5155	0 N/A
13	Lebanon Eye Associates PC	Optometrists	2.11 mi	(615) 453-5155	0 N/A
14	Eye Center	Optometrists	2.11 mi	(615) 547-0405	0 N/A
15	Evans Randolph R MD	Optometrists	2.11 mi	(615) 453-5155	0 N/A
16	Bowles F Kirk MD	Optometrists	2.11 mi	(615) 453-5155	0 N/A
17	D & H Electronic Systems	Security Systems	2.19 mi	(615) 754-5692	0 N/A
18	615 Outdoor Living	Outdoor Furniture Stores	2.31 mi	(615) 675-6199	0 N/A
19	The Grillin Cave	Appliances	2.31 mi	(615) 450-0798	0 N/A
20	Earhart Landscape Supplies	Nurseries & Gardening	2.36 mi	(615) 681-4835	5 Review(s) 5.0