

1640 Murfreesboro Rd

Lebanon, TN 37087

SOLD!

Auction
08/01/2020 10:00AM

ABSOLUTE AUCTION Saturday August 1, 2020 10:00 AM

1640 MURFREESBORO ROAD, LEBANON, TN

Directions: From 40 at Lebanon/Hartsville Exit 238, go South on 231 approximately 1.6 miles to 1640. Watch for signs!

16.65 ACRES - TWO HOUSES - SELLING IN TWO TRACTS



Tract 3: 2.95 acres, zoned commercial, improved with unique partially log house and mill house built by Mr. Leslie Vanhook. House consists of living room with waterfall, open kitchen-dining-sitting room with built-in butcher block, and rock fireplace, 3 bedrooms, 1.5 baths, laundry room, studio or bonus room, and loft overlooking living room. Other improvements include large shop building and open barn. All setting on 2.95 acres, fronting 197 feet on Hwy. 231. This tract is zoned commercial in the county.

Tract 4: 13.70 acres, fronts 229 feet on Hwy. 231. Improved with rustic two-story partially log house nestled in the trees. This house was custom crafted by Mr. Leslie Vanhook and his son, Rusty. First floor has full length front porch, entrance hall, living room with 10' rock fireplace, beamed ceiling and wood plank floors, kitchen with built-in cabinets, bedroom & bath with tub/shower combination. Upstairs are two bedrooms, bath and bonus room. This house has one of the most beautiful stone chimneys you will ever see, truly a work of art. This will make someone a wonderful home, just needs finishing details.

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

**PERSONAL PROPERTY - ANTIQUES - ARTWORK - COLLECTIBLES
VEHICLES - GUNS - KNIVES - GUITARS - FURNITURE - TOOLS**
Selling For Cash or Good Check Sale Date See Complete List Inside Flyer or Visit www.AgeeAndJohnson.com

Estates of Mr. Leslie Vanhook & Rusty Vanhook - David Brooks, Executor

FINANCING: Available through Wilson Bank & Trust - David Sampson - 615-444-2266; or Southern Bank of Tennessee - David Penzel - 615-444-3700; or contact lender of your choice to prequalify prior to sale. COVID-19: We encourage persons attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract COVID-19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE
SALE DATE TERMS: Pay 20% non-refundable deposit and appropriate contract. Balance due upon delivery of deed.
TITLE: Seller will furnish warranty deed, provide 2020 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 waiver see date.
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".
ALL ANNOUNCEMENTS MADE OUT OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION SEEMED RELIABLE BUT NOT GUARANTEED.



Agee & Johnson Contact Agee & Johnson Today!

Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY AUGUST 1, 2020 @ 10:00am

LOCATION 1640 MURFREESBORO RD • LEBANON TN

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PERSONAL PROPERTY • ANTIQUES • ARTWORK • COLLECTIBLES

VEHICLES • GUNS • KNIVES • GUITARS • FURNITURE • TOOLS

FURNITURE, PAINTINGS & PRINTS:

Oak Glass Front Flat Wall Cabinet • Antique Square Grand Piano • Cherry Dresser With Wishbone Mirror • Washer & Dryer • 5 Drawer Dresser • Unique Handmade Coffee Table • (2) Tiger Maple Sugar Chests (Made By East Side Cabinet Shop) • 2 Dressers • Dough Box • 6 Ladder Back Chairs • Square Oak Lamp Table • Wooden Double Bed • Hospital Bed • Rocking Chair • Metal Store Display Rack • Oak Masonic Table • 3 Drawer Chest / Carved Pulls • Bookshelf • Lift Chair • Freeman Talking Machine Victrola • 4 Drawer Chest • Electric Organ • Print & Pattern Cabinets • Old Shelf & Mantle Clocks • 2 Small Drafting Tables • Treadle Sewing Machine • Cane Bottom Chairs • Crank Wall Telephone • Oak Drop Front Desk • Camel Back & Flat Top Trunks • M/T Table With

Harp Shaped Base • Koo-Koo Clock • Mirrors • Lamps • Large Collection 33 & 45 Records • Reel To Reel Recorders, Amplifiers • Mixing Boards • Speakers • Recording Equipment • Country Music Figurines • Old Drink & Milk Bottles Including Teaco Bottle, Lebanon, TN • Old Medicine & Liquor Bottles • Wilson County Fair Programs 1928 - 29 - 36 - 37 - 40 - 41 - 45 - 50 - 55 • 1930 Wilson County Fair Fans • Corner Cabinet • 45" Square Oak Dining Table • Microwave • CD/Radio/Cassette Player • Chalk Dog • Lux Clock • Old Childrens Lunch Boxes • Arrowheads • Iron Skillets, Cornstick, Muffin Irons • Quilts • Afghans • Many Original Paintings, Prints & Artwork by Mr. Leslie & Rusty Vanhook

GUNS & KNIVES:

Steyer M95 Bolt 8x56 • 8mm German Mauser 1944 • Remington MDL 511 22 Cal. • Several WWII Era Military Guns • Flint Loc Ardesa 50 Cal. Black Powder • 45 Cal. Black Powder • AK47 Romanian 7.62 Draguwov • AK47, No Name • Bolt Action Remington Mod. 550-1 • German Luger Automatics, 1937, 1939, Swastika On Handles • (2) Walther P38 • IJA&C Works 22 Cal. Revolver • Anderson AR15 5.56 • AK47 Palmetto • Austrian M95 8.56 • Assorted Gun Parts • Ammo; 8mm, 9mm, 5.56, 7.62, 12 Ga., .22 Cal. • WWII Helmet • Several German Made Knives, Sheaths and Bayonets • Large Stag Handle Edge Germany • Swords • Gorham Army Knife • Winchester 20 Gun Safe • Canteens, Belts, Holsters, Duffel Bags, Etc. • Long Gun Cases • Pocket Knives, Schmidt & Ziegler, Case, Awwil, Boker

METAL & WOODWORKING TOOLS:

Makita 12" Planer • Powermate Planer • Craftsman Table Saw • Craftsman Router • Table Top Bandsaw • Craftsman Radial Arm Saw • RBI Mdl. 612 Planer • Table Sander • Craftsman Planer • Ram Machinery Metal Bandsaw • Sandblaster • 3 Ton Floor Jack • Craftsman Scroll Saw • Large Air Compressor, 80 Gal. Tank • Lincoln Electric Welder • Makita Chop Saws • Paint Sprayers • Cherry Picker Engine Hoist • Vise • Central Machine 16-Speed Drill Press (Like New) • Ryobi 9" Bandsaw • Delta 16" Variable Speed Scroll Saw • Pittsburgh 20 Ton Air/Hydraulic Bottle Jack • Hammers • Saws • Brace & Bits • Bolt Cutters • Airco Air Pak 200 Welder • Mig Mate Mig Welder • Welding Supplies • Vise • Black Hawk Corn Sheller • Hand, Crosscut, 1-Man Saws • Metal Detector

GUITARS:

Electric Guitars Include Fender, Stratocaster, Epiphone, Trutone, First Act • Gipson Lap Steel • Acoustic Guitars Include Applause, Alvarez, Washburn, Barclay

VEHICLES & EQUIPMENT:

1993 Buick Century 4-Door Car • The Following Vehicles Not In Running Order: Early 70's Chevy Pickup Truck (No Bed) • 1949 or 1950 Plymouth 4 Door Sedan and 2 Door Business Coupe • 1955 Plymouth Belvedere 4 Door, V-8 Auto • 1982 Jaguar 4 Door • 1992 Dodge Dakota Extended Cab Pickup, V-8 • 2007 Ford Freestar SE Van • Car Parts; Headlights, Horns, Hubcaps, Other Parts • Case 450 Track Loader (Needs Work) • 3-Pt Pickup Disk • 3-Pt Boom Pole • 4 Wheel Tractor Wagon • 3-Pt 1-Row Cultivator • 3-Pt 9-Shank Tiller • 2 Pull Lawn Trailers • Homemade Scraper Blade • Vintage Boys & Girls Bicycles, Tricycle • Old License Plates 1928-1948-1950 • Mule Hames

COINS:

Books of 1909-1940, 1941-1972 Pennies • Books of Mercury Dimes • Jefferson Nickles • Steel Cents • 1832 & 1853 Silver Cents • Indian Heads • 1853 1/2 Dime • Assorted Commemorative Coins • Assorted Mint Sets & Proof Sets • Hitler Stamp/Coin Set • 1875 Twenty Cent Piece • Several Silver Dollars, Half Dollars, Morgan, Barbers • Capped Bust, Liberty • Silver Dimes & Quarters • New Silver Eagles 1oz. Silver • 3 Mens Rings (10K Gold) 2 Masonic Rings, 1 Lebanon High

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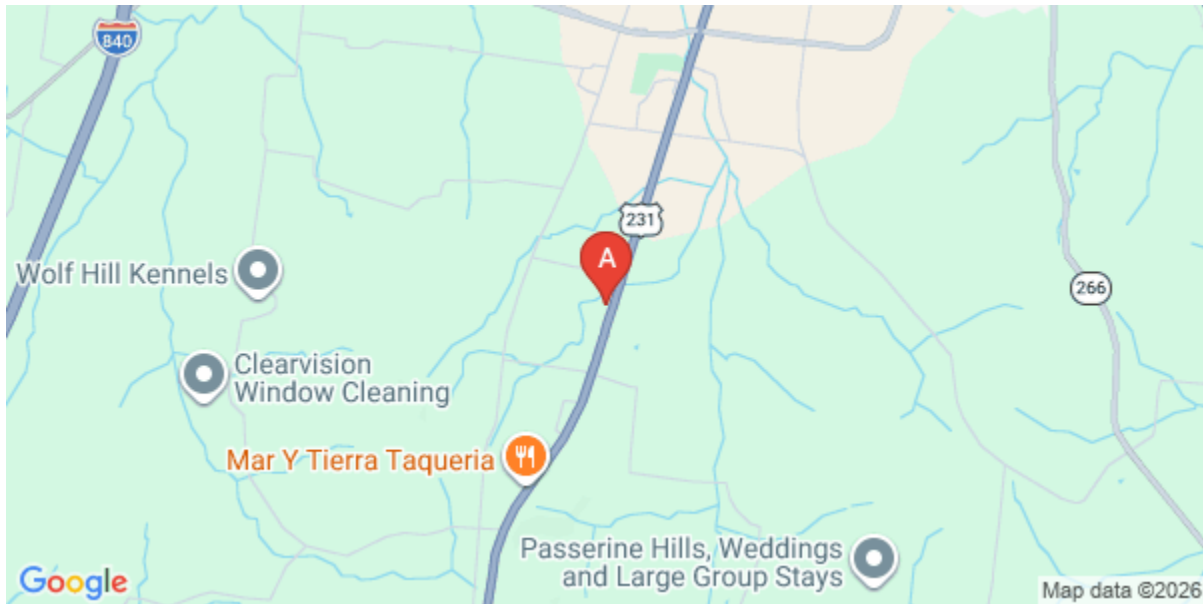
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Contact **Agee & Johnson** Today!

Auction Date	2020-08-01
Buyer's Agent Comp.	Call for Details
Address Street	1640 Murfreesboro Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	wilson
Property Status	Listed / Active
Auction Highlights	1640 Murfreesboro Rd • Lebanon TN Saturday August 1, 2020 @ 10am 16.65 Acres with 2 Houses selling in 2 Tracts Personal Property • Antiques • Artwork • Collectibles • Vehicles • Guns • Knives • Guitars • Furniture • Tools
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

Restaurants: 20+

Health / Medical: 20+

Attractions / Things to Do: 20+

Grocery: 20+

Schools / Education: 20+

Shopping: 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Sonic Drive-In	Fast Food	1.44 mi	(615) 547-0070	9 Review(s) 1.5★
2	NYNY Pizza	Pizza	1.69 mi	(615) 470-3150	10 Review(s) 4.5★
3	Dairy Queen	Fast Food	1.78 mi	(615) 453-8991	3 Review(s) 3.0★
4	Helenbak Bar & Grill	Bars	1.86 mi	(615) 784-4678	1 Review(s) 5.0★
5	Taco Bell	Fast Food	1.88 mi	(615) 449-4858	13 Review(s) 2.5★
6	O'Charley's Restaurant & Bar	American (Traditional)	1.88 mi	(615) 453-1185	48 Review(s) 3.0★
7	Outback Steakhouse	Steakhouses	2.11 mi	(615) 444-7193	64 Review(s) 2.5★
8	Logan's Roadhouse	American (Traditional)	2.13 mi	(615) 453-7007	45 Review(s) 2.5★
9	Los Compadres	Mexican	2.16 mi	(615) 444-3737	84 Review(s) 3.5★
10	Waffle House	Breakfast & Brunch	2.16 mi	(615) 449-2459	15 Review(s) 2.0★
11	EL Sol Tex-Mex Express	Tex-Mex	2.17 mi	(615) 547-9170	6 Review(s) 4.0★
12	Pizza Hut	Pizza	2.18 mi	(615) 444-1786	16 Review(s) 2.0★
13	Subway	Sandwiches	2.18 mi	(615) 443-9950	1 Review(s) 3.0★
14	Shoney's Restaurant	American (Traditional)	2.19 mi	(615) 444-2447	23 Review(s) 3.0★
15	Arby's	Fast Food	2.22 mi	(615) 449-0077	11 Review(s) 2.0★
16	El Molino Mexican Restarurant	Mexican	2.25 mi	(615) 449-9300	52 Review(s) 3.5★

17	Wendy's	Fast Food	2.27 mi	(615) 444-9709	14 Review(s) 2.0
18	KFC	Fast Food	2.37 mi	(615) 449-0971	13 Review(s) 2.5
19	Chick-fil-A	Fast Food	2.41 mi	(615) 444-3005	26 Review(s) 3.5
20	McDonald's	Fast Food	2.41 mi	(615) 449-3299	9 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	2.5 mi	(855) 955-2534	3 Review(s) 4.5
2	Walmart Supercenter	Department Stores	2.78 mi	(615) 444-0471	17 Review(s) 2.0
3	La Tienda Hispana	Grocery	3.53 mi	(615) 444-9859	7 Review(s) 4.5
4	Kroger	Grocery	4.28 mi	(615) 449-4631	6 Review(s) 3.5
5	Al's Foodtown	Grocery	4.93 mi	(615) 449-8293	1 Review(s) 5.0
6	Publix Super Markets	Grocery	5.11 mi	(615) 444-2581	8 Review(s) 3.5
7	H. G. Hill's Grocery Store	Grocery	8.2 mi		1 Review(s) 1.0
8	Three Forks Marketplace	Grocery	10.68 mi	(615) 237-9777	2 Review(s) 1.5
9	Publix	Grocery	11.27 mi	(615) 773-0250	5 Review(s) 4.5
10	ALDI	Grocery	11.32 mi	(855) 955-2534	3 Review(s) 4.5
11	Kroger	Grocery	11.36 mi	(615) 758-3300	11 Review(s) 4.0
12	Cook's Star Market	Grocery	11.78 mi	(615) 444-9992	1 Review(s) 5.0
13	Walmart Supercenter	Grocery	11.79 mi	(615) 758-1121	8 Review(s) 3.0
14	Houston Meat & Produce	Grocery	12.38 mi	(615) 758-7226	27 Review(s) 4.5
15	Kroger	Grocery	12.51 mi	(615) 773-8700	5 Review(s) 3.0
16	Publix Super Markets	Grocery	12.58 mi	(615) 758-4200	13 Review(s) 4.0
17	Publix Super Markets	Grocery	12.58 mi	(615) 758-9830	2 Review(s) 5.0
18	Rice's Country Ham Store	Grocery	13.36 mi	(615) 758-2362	6 Review(s) 4.5
19	Food Lion	Grocery	15.64 mi	(615) 355-6901	1 Review(s) 5.0
20	ALDI	Grocery	16.21 mi	(855) 955-2534	10 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hughston Clinic Orthopaedics	Orthopedists	1.83 mi	(615) 547-6700	2 Review(s) 1.0
2	Kearny Kathleen R MD	Cardiologists	1.83 mi	(615) 449-6868	1 Review(s) 5.0
3	Mathews Jeffrey MD Facs	Surgeons	1.84 mi	(615) 443-1599	1 Review(s) 1.0
4	STAR Physical Therapy	Physical Therapy	1.88 mi	(615) 466-5200	1 Review(s) 5.0
5	Tennessee Orthopedics	Orthopedists	1.89 mi	(615) 449-0990	1 Review(s) 5.0
6	Pediatric Dentistry - Lebanon	Pediatric Dentists	1.94 mi	(615) 545-1812	1 Review(s) 4.0
7	Cumberland Skin	Dermatologists	2.05 mi	(615) 449-5771	10 Review(s) 3.0
8	Children's Clinic East, PC	Pediatricians	2.42 mi	(615) 466-9770	2 Review(s) 1.0
9	Anycare 24	Medical Centers	2.46 mi	(615) 444-2121	3 Review(s) 3.5
10	Walmart Pharmacy	Pharmacy	2.78 mi	(615) 449-0611	1 Review(s) 1.0
11	Aspen Dental	General Dentistry	2.8 mi	(615) 444-5447	2 Review(s) 1.0
12	Newman Dental Associates	Oral Surgeons	3.34 mi	(615) 470-8550	1 Review(s) 5.0
13	Capstone Pediatrics	Pediatricians	3.37 mi	(615) 288-0075	1 Review(s) 1.0
14	Smile Solutions of Lebanon	Pediatric Dentists	3.54 mi	(615) 453-9937	3 Review(s) 3.5
15	MidTenn Primary Care	Walk-in Clinics	3.55 mi	(615) 547-6699	1 Review(s) 5.0
16	The Massage Collection	Reflexology	3.74 mi	(615) 443-1974	1 Review(s) 5.0
17	Healthy Bones Chiropractic	Chiropractors	3.76 mi	(615) 549-8070	2 Review(s) 5.0
18	Tennessee Family Dental	Cosmetic Dentists	3.77 mi	(615) 444-3185	3 Review(s) 5.0
19	Hardin Family Chiropractic	Chiropractors	3.78 mi	(615) 443-1000	1 Review(s) 5.0
20	Gallaher John OD	Optometrists	3.8 mi	(615) 444-9111	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Tennessee Virtual On-Line School	K-12 Public	0.91 mi	(615) 443-2681 x2	5.0	N/A
2	Southside Elementary School	PK-8 Public	2.06 mi	(615) 444-6330	6.0	4.0
3	McClain Christian Academy	PK-10 Private	2.16 mi	(615) 444-2678	N/A	5.0
4	Advocate @ Y.E.S.	7-11 Private	2.42 mi	(615) 444-1819	N/A	N/A
5	Winfree Bryant Middle School	6-8 Public	3.24 mi	(615) 449-4560	5.0	N/A
6	Byars Dowdy Elementary School	PK-5 Public	3.5 mi	(615) 444-6651	6.0	4.0
7	Wilson Co Adult High School	9-12 Public	3.51 mi	(615) 443-7199	N/A	N/A
8	Youth Emergency Services	8-12 Private	3.68 mi	(615) 898-0051	N/A	N/A

9	Covenant Life School	PK-6 Private	3.72 mi	Array	N/A	N/A
10	Lebanon High School	9-12 Public	3.74 mi	(615) 444-9610	5.0	3.0
11	The Cedars Preparatory Academy	PK-4 Private	3.79 mi	(615) 257-1394	N/A	5.0
12	Coles Ferry Elementary School	PK-5 Public	4.46 mi	(615) 443-1946	6.0	4.0
13	Walter J. Baird Middle School	6-8 Public	4.71 mi	(615) 444-2190	7.0	4.0
14	Wilson Central High School	9-12 Public	4.96 mi	(615) 453-4600	8.0	4.0
15	Castle Heights Elementary School	PK-5 Public	4.98 mi	(615) 444-2483	5.0	3.0
16	Sam Houston Elementary School	PK-5 Public	5.09 mi	(615) 444-7494	6.0	4.0
17	Gladeville Elementary School	PK-5 Public	6.81 mi	(615) 444-5694	5.0	3.0
18	Montessori Achievement Academy	PK-1 Private	8.1 mi	(615) 444-4194	N/A	N/A
19	Tuckers Cross Roads	K-8 Public	8.17 mi	(615) 444-3956	4.0	3.0
20	Friendship Christian School	PK-12 Private	8.27 mi	(615) 449-1573	N/A	3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Anytime Fitness	Gyms	1.4 mi	(615) 444-3484	7 Review(s) 4.5
2	The Gun Room	Sporting Goods	3.19 mi	(615) 453-6030	6 Review(s) 5.0
3	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	3.66 mi	(804) 305-2321	1 Review(s) 5.0
4	The Dancing Lights Of Christmas	Kids Activities	3.71 mi		4 Review(s) 4.0
5	Sellers State Farm Archaeological Area	Parks	3.85 mi		1 Review(s) 3.0
6	Wilkie's Outfitters	Rafting/Kayaking	3.86 mi	(615) 784-4179	1 Review(s) 5.0
7	Planet Fitness	Gyms	4.07 mi	(615) 994-6905	1 Review(s) 5.0
8	Guardian MMA Lebanon	Brazilian Jiu-jitsu	4.13 mi	(615) 506-0428	1 Review(s) 5.0
9	Pro Bowling Center	Bowling	4.2 mi	(615) 449-3898	6 Review(s) 3.5
10	Julia's Body Shop	Trainers	4.33 mi	(615) 828-5385	2 Review(s) 5.0
11	Jimmy Floyd Family Life Center	Fitness & Instruction	4.37 mi	(615) 453-4545	4 Review(s) 3.5
12	Don Fox Park	Parks	4.38 mi	(615) 449-0303	10 Review(s) 4.0
13	Cedars Of Lebanon State Park	Parks	4.52 mi	(615) 443-2769	32 Review(s) 4.0
14	Pro Pools	Swimming Pools	4.54 mi	(888) 352-7582	11 Review(s) 2.0
15	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	4.59 mi	(615) 444-9797	5 Review(s) 4.5
16	Premier Martial Arts	Martial Arts	4.64 mi	(615) 443-4783	1 Review(s) 5.0
17	World Classic Martial Arts	Martial Arts	4.87 mi	(615) 547-9606	1 Review(s) 5.0
18	Lebanon CrossFit	Interval Training Gyms	4.88 mi	(615) 390-4031	1 Review(s) 5.0
19	Sports Village Fitness	Gyms	5.3 mi	(615) 449-0031	10 Review(s) 4.0
20	Body Kneads	Skin Care	6.1 mi	(615) 449-7880	17 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Kian Toys	Toy Stores	1.66 mi	(615) 449-2440	3 Review(s) 1.5
2	The White Room	Bridal	1.67 mi	(615) 449-9756	24 Review(s) 4.5
3	Famous Footwear Outlet	Shoe Stores	1.68 mi	(615) 994-3056	2 Review(s) 4.0
4	Gap Outlet	Outlet Stores	1.69 mi	(615) 453-9686	2 Review(s) 3.5
5	Coach Store	Leather Goods	1.69 mi	(615) 443-3688	2 Review(s) 4.0
6	Wilson Leather	Leather Goods	1.69 mi	(615) 453-0790	2 Review(s) 4.5
7	Talbots Outlet	Accessories	1.69 mi	(615) 257-2414	1 Review(s) 4.0
8	The Children's Place	Children's Clothing	1.69 mi	(615) 443-2820	1 Review(s) 1.0
9	Van Heusen	Outlet Stores	1.69 mi	(615) 443-2954	2 Review(s) 4.5
10	SKECHERS Factory Outlet	Shoe Stores	1.69 mi	(615) 449-9705	1 Review(s) 1.0
11	Gymboree	Children's Clothing	1.7 mi	(615) 449-9340	2 Review(s) 3.5
12	Kitchen Collection	Kitchen & Bath	1.71 mi	(615) 444-1299	1 Review(s) 3.0
13	Carter's Babies & Kids	Accessories	1.72 mi	(615) 453-5392	1 Review(s) 4.0
14	Polo Ralph Lauren Factory Store	Outlet Stores	1.72 mi	(615) 444-0215	5 Review(s) 4.0
15	Urban Threadz	Men's Clothing	1.73 mi	(615) 965-2380	1 Review(s) 5.0
16	Samsonite Outlet	Luggage	1.73 mi	(615) 444-5311	1 Review(s) 1.0
17	Maurices	Shopping	1.74 mi	(615) 443-1032	1 Review(s) 5.0
18	Lebanon Outlet Marketplace	Shopping Centers	1.74 mi	(615) 444-0433	29 Review(s) 3.0
19	Rack Room Shoes	Shoe Stores	1.75 mi	(615) 444-1551	2 Review(s) 2.0
20	Bath & Body Works	Cosmetics & Beauty Supply	1.75 mi	(615) 449-4133	2 Review(s) 4.5