

# 1088 Pinhook Rd

Lebanon, TN 37090

**SOLD!**

Auction  
10/24/2020 10:00 am

**ABSOLUTE AUCTION** Saturday  
October 24, 2020  
10:00 AM

**1088 PINHOOK ROAD, LEBANON, TN 37090**

Directions: From I-40 take Exit 238, go South 6 mile, turn right onto South Hartmann Dr., go .4 mile, turn left onto Old Murfreesboro Rd., go .8 miles, turn right onto Pinhook Rd., go 1 mile, property will be on the left. Watch for signs!!!

**51.57 BEAUTIFUL ACRES - SELLING IN 5 TRACTS**  
**"HILLVIEW FARM"**



**PRIME BUILDING TRACTS RANGING FROM 5.58 ACRES TO 16.13 ACRES**  
**CITY WATER - SOILS TESTED - SEPTIC APPROVED**

51.57 picturesque acres, panoramic view from one of the tallest hills South of Lebanon. See for miles and at night see the bright city lights of Lebanon. Being offered in 5 tracts ranging in size from 5.58 acres to 16.13 acres. Dotted with huge trees, large 1 +/- acre pond, barns.

- Tract 1: Consists of 5.58 acres with 127' road frontage with large barn.
- Tract 2: Consists of 7.46 acres with 51' road frontage, dotted with large trees. Park like setting.
- Tract 3: Consists of 16.13 acres with 51' road frontage. Breathtaking hilltop view.
- Tract 4: Consists of 11.36 acres with 268' road frontage with 30x40 pole barn and pond.
- Tract 5: Consists of 11.04 acres with 187' road frontage, dotted with trees.

Call Clay Sanders at 615-504-3568 For Further Information

**Billy Joe & Arlice Sanford - Owners**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2285; 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 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, provide 2022 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 #2338



728 WEST MAIN STREET, LEBANON, TENNESSEE  
**615.444.0909**  
JAY WHITE  
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HAYDEN WHITE  
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Listed By (Agent):

**Clay Sanders**

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Email: [claysanders11@gmail.com](mailto:claysanders11@gmail.com)



# **ABSOLUTE AUCTION**

**SATURDAY OCTOBER 24, 2020**

**Located 1088 Pinhook Rd, Lebanon TN 37090**

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## **PRIME BUILDING TRACTS RANGING FROM 5.58 ACRES TO 16.13 ACRES**

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LAND AUCTION AT 10am**

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**Land Is Open For Inspection - Look At Your Convenience**

## **Tractor • Farm Equipment • 4 Wheeler Air Compressor • Lawn Mowers • Tools**

Selling for Cash or Good Check Sale Date

TRACTOR, 4 WHEELER, LAWN MOWERS: Massey Ferguson 35, Diesel, Recent Overhaul • Arctic Cat 500 4 Wheeler, 4x4 • Cub Cadet G71334VT, 26 HP, 54" Cut, Like New • Cub Cadet Zero Turn, 22 HP, 50" Cut

FARM EQUIPMENT: 8' Rhino Pull Type Bushhog • (2) 6' Bush Hogs • Ingersoll Rand Compressor / Continental Motor Two Jack Hammers • 5' Bush Hog • Hay Kicker • Hay Elevator, 20' • 7' Box Blade • 3pt 6' Grader Blade • 3pt Carryall Yard Roller • Vintage Harley Davidson 3 Wheel Golf Cart • 2 Boom Poles • 3pt 6' Disk • 50+ 6' T Post • 3pt Linebach Hay Mower • 4' Rotovator • 3pt Quick Hitch • 3pt Post Hole Digger • Apache Creep Feeder • 3 Hay Rings

TOOLS: Wood Clamps • Hammers • 4' Level • Gas Cans • Forks • Shovels • Balance Beam Scale • Electric Winch • Small Floor Jack • Bench Grinder • 20 Ton Bottle Jack • Screw Jack • Crow Bars • Vegetable Scales •

Electric Heaters • Electric Fan • Airless Sprayer • Shop Vac • Drill Bits • Misc. Hardware • Security Light • Portable Grill • One Man Wire Stretcher • Tamp Bar • Aluminum Scoop • Step Ladders • 2 Craftsman Radial Arm Saws • Delta Band Saw • Reel Mowers • Several Aluminum Truck Tool Boxes • Portable Scaffolding • Hotel/Motel AC Unit • Wheel Barrows • Air Compressors, Craftsman And Husky Bullet • Hay Trolley • Several Old Tillers

video:

<https://youtu.be/6EIFBCbOij8>

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**Jay White, Principal Auctioneer - License #2309**

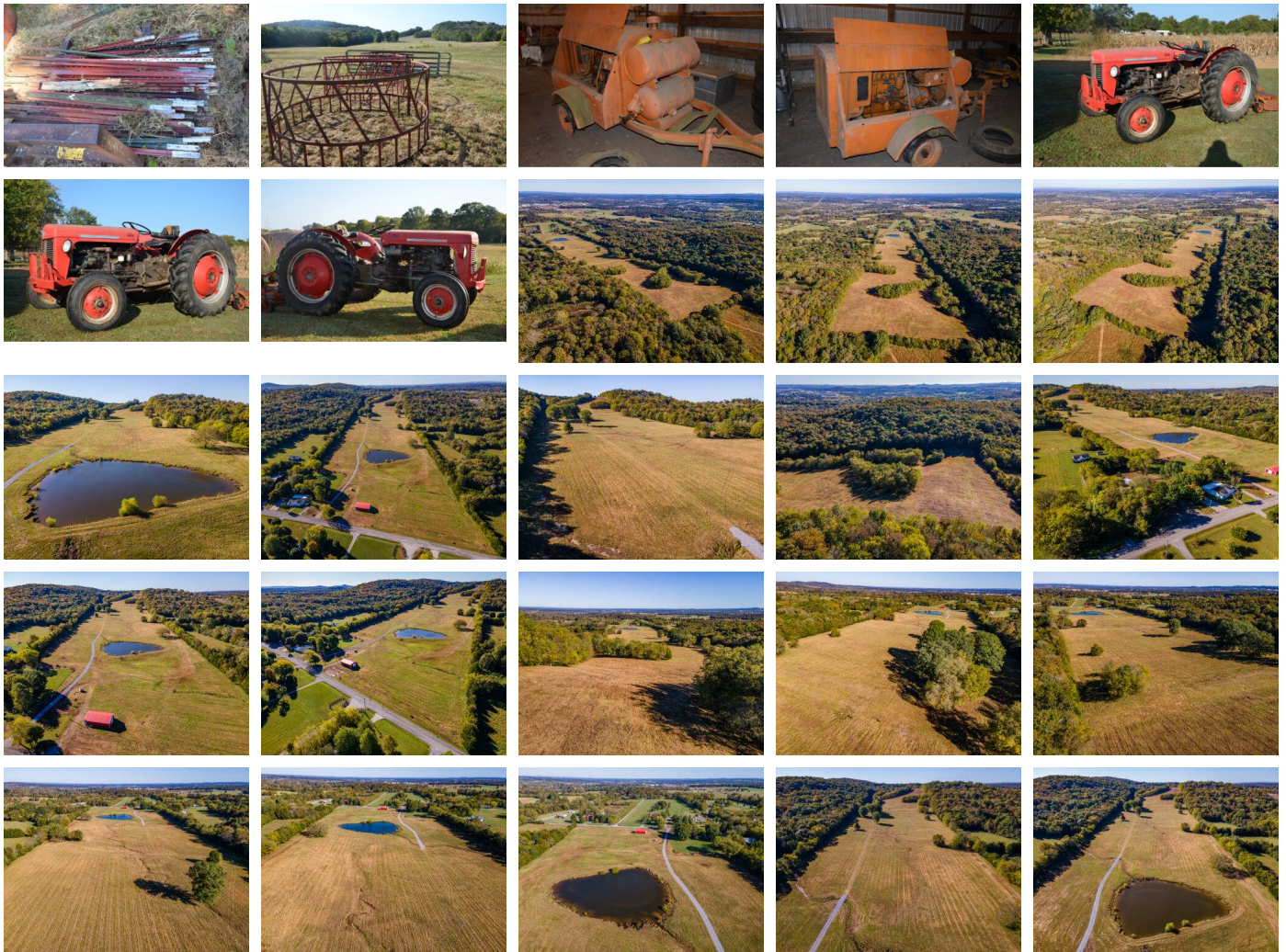


Contact **Agee & Johnson** Today!




<b>Auction Date</b>	2020-10-24
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	1088 Pinhook Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37090
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	51.57 Beautiful Acres selling in 4 tracts! Absolute Auction Saturday October 24, 2020 @ 10am 1088 Pinhook Rd, Lebanon TN
<b>Auction Time Start</b>	10:00 am




<b>Auction Type</b>	absolute
<b>Is Home</b>	no





### Local & Nearby Area Resources / Businesses

-  Restaurants: 20+
-  Health / Medical: 20+
-  Attractions / Things to Do: 20+

-  Grocery: 20+
-  Schools / Education: 20+
-  Shopping: 20+

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Outback Steakhouse	Steakhouses	1.58 mi	(615) 444-7193	65 Review(s) 2.5★
2	EL Sol Tex-Mex Express	Tex-Mex	1.6 mi	(615) 547-9170	6 Review(s) 4.0★
3	Subway	Sandwiches	1.61 mi	(615) 443-9950	1 Review(s) 3.0★
4	Chili's	American (Traditional)	1.8 mi	(615) 443-7121	36 Review(s) 2.5★
5	Bojangles	Fast Food	1.82 mi	(615) 443-7572	10 Review(s) 3.0★
6	Sonic Drive-In	Fast Food	1.85 mi	(615) 547-0070	9 Review(s) 1.5★
7	NYNY Pizza	Pizza	1.87 mi	(615) 470-3150	10 Review(s) 4.5★
8	Helenbak Bar & Grill	Bars	2.09 mi	(615) 784-4678	1 Review(s) 5.0★
9	Dairy Queen	Fast Food	2.15 mi	(615) 453-8991	3 Review(s) 3.0★
10	Subway	Sandwiches	2.16 mi	(615) 453-8991	1 Review(s) 2.0★
11	O'Charley's Restaurant & Bar	American (Traditional)	2.19 mi	(615) 453-1185	49 Review(s) 2.5★
12	Taco Bell	Fast Food	2.22 mi	(615) 449-4858	13 Review(s) 2.5★
13	Los Compadres	Mexican	2.43 mi	(615) 444-3737	82 Review(s) 3.5★
14	Shoney's Restaurant	American (Traditional)	2.46 mi	(615) 444-2447	24 Review(s) 3.0★
15	Waffle House	Breakfast & Brunch	2.47 mi	(615) 449-2459	16 Review(s) 2.0★
16	Pizza Hut	Pizza	2.48 mi	(615) 444-1786	16 Review(s) 2.0★
17	Arby's	Fast Food	2.52 mi	(615) 449-0077	11 Review(s) 2.0★
18	Logan's Roadhouse	American (Traditional)	2.52 mi	(615) 453-7007	45 Review(s) 2.5★
19	El Molino Mexican Restarurant	Mexican	2.53 mi	(615) 449-9300	52 Review(s) 3.5★
20	Wendy's	Fast Food	2.56 mi	(615) 444-9709	14 Review(s) 2.0★

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	2.69 mi	(855) 955-2534	3 Review(s) 4.5★
2	Walmart Supercenter	Department Stores	3.08 mi	(615) 444-0471	18 Review(s) 2.0★
3	La Tienda Hispana	Grocery	3.6 mi	(615) 444-9859	7 Review(s) 4.5★
4	Kroger	Grocery	3.62 mi	(615) 449-4631	6 Review(s) 3.5★
5	Publix Super Markets	Grocery	4.28 mi	(615) 444-2581	8 Review(s) 3.5★
6	Al's Foodland	Grocery	4.86 mi	(615) 449-8293	1 Review(s) 5.0★
7	H. G. Hill's Grocery Store	Grocery	8.07 mi		1 Review(s) 1.0★
8	Publix	Grocery	10.05 mi	(615) 773-0250	5 Review(s) 4.5★
9	ALDI	Grocery	10.05 mi	(855) 955-2534	3 Review(s) 4.5★
10	Kroger	Grocery	10.12 mi	(615) 758-3300	11 Review(s) 4.0★
11	Walmart Supercenter	Grocery	10.52 mi	(615) 758-1121	8 Review(s) 3.0★
12	Cook's Star Market	Grocery	10.69 mi	(615) 444-9992	1 Review(s) 5.0★
13	Houston Meat & Produce	Grocery	11.06 mi	(615) 758-7226	27 Review(s) 4.5★
14	Kroger	Grocery	11.19 mi	(615) 773-8700	5 Review(s) 3.0★
15	Publix Super Markets	Grocery	11.26 mi	(615) 758-4200	13 Review(s) 4.0★
16	Publix Super Markets	Grocery	11.26 mi	(615) 758-9830	2 Review(s) 5.0★
17	Three Forks Marketplace	Grocery	12.01 mi	(615) 237-9777	2 Review(s) 1.5★
18	Rice's Country Ham Store	Grocery	12.04 mi	(615) 758-2362	5 Review(s) 5.0★
19	ALDI	Grocery	14.9 mi	(855) 955-2534	10 Review(s) 4.5★
20	Publix Super Markets	Bakeries	15.19 mi	(615) 874-0898	27 Review(s) 4.0★

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hughston Clinic Orthopaedics	Orthopedists	1.12 mi	(615) 547-6700	2 Review(s) 1.0★
2	Kearny Kathleen R MD	Cardiologists	1.12 mi	(615) 449-6868	1 Review(s) 5.0★
3	Tennessee Orthopedics	Orthopedists	1.18 mi	(615) 449-0990	1 Review(s) 5.0★
4	Mathews Jeffrey MD Facs	Surgeons	1.21 mi	(615) 443-1599	1 Review(s) 1.0★
5	Pediatric Dentistry - Lebanon	Pediatric Dentists	1.24 mi	(615) 545-1812	1 Review(s) 4.0★
6	Cumberland Skin	Dermatologists	1.63 mi	(615) 449-5771	11 Review(s) 3.0★
7	Children's Clinic East	Pediatricians	1.68 mi	(615) 466-9770	3 Review(s) 2.5★
8	Anycare 24	Medical Centers	2.7 mi	(615) 444-2121	3 Review(s) 3.5★
9	Capstone Pediatrics	Pediatricians	2.73 mi	(615) 288-0075	1 Review(s) 1.0★
10	Smile Solutions of Lebanon	Pediatric Dentists	2.94 mi	(615) 453-9937	3 Review(s) 3.5★
11	Aspen Dental	General Dentistry	3 mi	(615) 444-5447	2 Review(s) 1.0★

12	Walmart Pharmacy	Pharmacy	3.08 mi	(615) 449-0611	1 Review(s)	1.0
13	Kowal Thomas, MD	Family Practice	3.48 mi	(615) 453-3567	1 Review(s)	1.0
14	Newman Dental Associates	Oral Surgeons	3.49 mi	(615) 470-8550	1 Review(s)	5.0
15	Serenity Dental	General Dentistry	3.5 mi	(615) 444-3932	3 Review(s)	4.5
16	Urban Physical Therapy	Physical Therapy	3.51 mi	(615) 444-9400	1 Review(s)	5.0
17	CVS Pharmacy	Drugstores	3.53 mi	(615) 444-4471	3 Review(s)	2.0
18	Benson Orthodontics	Oral Surgeons	3.56 mi	(615) 449-0895	1 Review(s)	5.0
19	Moore Darryl E DDS	Oral Surgeons	3.58 mi	(615) 449-4503	2 Review(s)	2.5
20	Kids Care Walk-in Urgent Care Clinic	Pediatricians	3.58 mi	(615) 453-1252	3 Review(s)	3.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Tennessee Virtual On-Line School	K-12 Public	1.52 mi	(615) 443-2681 x2	5.0	N/A
2	McClain Christian Academy	PK-10 Private	1.86 mi	(615) 444-2678	N/A	5.0
3	Southside Elementary School	PK-8 Public	2.15 mi	(615) 444-6330	6.0	4.0
4	Winfrey Bryant Middle School	6-8 Public	2.73 mi	(615) 449-4560	5.0	N/A
5	Advocate @ Y.E.S.	7-11 Private	2.87 mi	(615) 444-1819	N/A	N/A
6	Lebanon High School	9-12 Public	3.0 mi	(615) 444-9610	5.0	3.0
7	Byars Dowdy Elementary School	PK-5 Public	3.04 mi	(615) 444-6651	6.0	4.0
8	Covenant Life School	PK-6 Private	3.17 mi	Array	N/A	N/A
9	The Cedars Preparatory Academy	PK-4 Private	3.7 mi	(615) 257-1394	N/A	5.0
10	Wilson Co Adult High School	9-12 Public	3.8 mi	(615) 443-7199	N/A	N/A
11	Wilson Central High School	9-12 Public	4.04 mi	(615) 453-4600	8.0	4.0
12	Youth Emergency Services	8-12 Private	4.05 mi	(615) 898-0051	N/A	N/A
13	Coles Ferry Elementary School	PK-5 Public	4.37 mi	(615) 443-1946	6.0	4.0
14	Walter J. Baird Middle School	6-8 Public	4.61 mi	(615) 444-2190	7.0	4.0
15	Castle Heights Elementary School	PK-5 Public	4.81 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	6.04 mi	(615) 444-5694	5.0	3.0
18	Montessori Achievement Academy	PK-1 Private	6.87 mi	(615) 444-4194	N/A	N/A
19	Friendship Christian School	PK-12 Private	7.57 mi	(615) 449-1573	N/A	3.0
20	Rutland Elementary School	PK-5 Public	8.27 mi	(615) 754-1800	9.0	5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Anytime Fitness	Gyms	1.99 mi	(615) 444-3484	7 Review(s) 4.5
2	Planet Fitness	Gyms	3.62 mi	(615) 994-6905	2 Review(s) 3.0
3	Julia's Body Shop	Trainers	3.72 mi	(615) 828-5385	2 Review(s) 5.0
4	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	3.73 mi	(804) 305-2321	1 Review(s) 5.0
5	The Gun Room	Sporting Goods	3.78 mi	(615) 453-6030	6 Review(s) 5.0
6	Pro Pools	Swimming Pools	3.82 mi	(888) 352-7582	12 Review(s) 2.0
7	Wilkie's Outfitters	Rafting/Kayaking	3.94 mi	(615) 784-4179	1 Review(s) 5.0
8	Premier Martial Arts	Martial Arts	3.94 mi	(615) 443-4783	1 Review(s) 5.0
9	Don Fox Park	Parks	4.03 mi	(615) 449-0303	9 Review(s) 4.0
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	4.03 mi	(615) 506-0428	1 Review(s) 5.0
11	Pro Bowling Center	Bowling	4.04 mi	(615) 449-3898	6 Review(s) 3.5
12	World Classic Martial Arts	Martial Arts	4.06 mi	(615) 547-9606	1 Review(s) 5.0
13	Lebanon CrossFit	Interval Training Gyms	4.09 mi	(615) 390-4031	1 Review(s) 5.0
14	The Dancing Lights Of Christmas	Kids Activities	4.19 mi		4 Review(s) 4.0
15	Jimmy Floyd Family Life Center	Fitness & Instruction	4.24 mi	(615) 453-4545	4 Review(s) 3.5
16	Sports Village Fitness	Gyms	4.41 mi	(615) 449-0031	9 Review(s) 4.0
17	Cedars Of Lebanon State Park	Parks	4.89 mi	(615) 443-2769	35 Review(s) 4.0
18	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	4.98 mi	(615) 444-9797	5 Review(s) 4.5
19	Sellars State Farm Archaeological Area	Parks	5 mi		1 Review(s) 3.0
20	Body Kneads	Skin Care	5.1 mi	(615) 449-7880	17 Review(s) 4.5

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Home Depot	Hardware Stores	1.72 mi	(615) 444-5472	9 Review(s) 3.5
2	Talbots Outlet	Accessories	1.87 mi	(615) 257-2414	1 Review(s) 4.0
3	The Children's Place	Children's Clothing	1.87 mi	(615) 443-2820	1 Review(s) 1.0

4	Van Heusen	Outlet Stores	1.87 mi	(615) 443-2954	2 Review(s) 4.5
5	Coach Store	Leather Goods	1.88 mi	(615) 443-3688	2 Review(s) 4.0
6	Maurices	Shopping	1.91 mi	(615) 443-1032	1 Review(s) 5.0
7	Rack Room Shoes	Shoe Stores	1.91 mi	(615) 444-1551	2 Review(s) 2.0
8	Polo Ralph Lauren Factory Store	Outlet Stores	1.93 mi	(615) 444-0215	5 Review(s) 4.0
9	Gap Outlet	Outlet Stores	1.93 mi	(615) 453-9686	2 Review(s) 3.5
10	Bath & Body Works	Cosmetics & Beauty Supply	1.93 mi	(615) 449-4133	2 Review(s) 4.5
11	Carter's Babies & Kids	Accessories	1.93 mi	(615) 453-5392	1 Review(s) 4.0
12	Lebanon Outlet Marketplace	Shopping Centers	1.93 mi	(615) 444-0433	28 Review(s) 3.0
13	Kian Toys	Toy Stores	1.95 mi	(615) 449-2440	3 Review(s) 1.5
14	Gymboree	Children's Clothing	1.96 mi	(615) 449-9340	2 Review(s) 3.5
15	Eddie Bauer	Sports Wear	1.96 mi	(615) 453-6928	1 Review(s) 4.0
16	Sunglass Hut	Sunglasses	1.96 mi	(615) 444-5767	1 Review(s) 5.0
17	Famous Footwear Outlet	Shoe Stores	1.97 mi	(615) 994-3056	2 Review(s) 4.0
18	Kitchen Collection	Kitchen & Bath	2 mi	(615) 444-1299	1 Review(s) 3.0
19	Wilson Leather	Leather Goods	2.01 mi	(615) 453-0790	2 Review(s) 4.5
20	SKECHERS Factory Outlet	Shoe Stores	2.02 mi	(615) 449-9705	1 Review(s) 1.0