

Multiple Properties

Lebanon, TN

SOLD!

Auction
11/21/2020 10:00AM

ABSOLUTE AUCTION

Saturday
November 21, 2020
Beginning @ 10:00 AM

FIVE (5) PROPERTIES - SELLING AT 3 LOCATIONS

10:00 AM - HOUSE & LOT / EXTRA LOT - 511 PARK AVE., LEBANON, TN




**ZONED CN
COMMERCIAL NEIGHBORHOOD
CITY UTILITIES**

**THESE 2 PARCELS
COMBINED ALLOW UP TO
12 RESIDENTIAL UNITS**

House & Lot, 511 Park Ave.: Vinyl sided house with front and back porches, has living room, kitchen, 3 bedrooms including loft bedroom, bath. Nice level corner lot contains .35 acre zoned commercial and high density residential uses. Excellent investment opportunity.

Lot Located 516 Wheeler Street: .4 acre lot fronting Wheeler Street behind house and lot above, zoned commercial neighborhood, utilities available.

11:00 AM - HOUSE & LOT - 275 FLAT ROCK RD., LEBANON, TN

Frame house contains 1516 square feet per tax records, consists of living room, kitchen, 3 bedrooms and bath. Low maintenance lot approximately 96' x 173'



1:00 PM - TWO BUILDING LOTS - 614 OLD ALEXANDRIA RD., WATERTOWN, TN



Lot 1: 2.02 acres, fronts 127 feet on road, utility water available, septic approved for 4 bedrooms, beautiful hilltop view.

Lot 3: 2.01 acres, fronts 140 feet on road, utility water available, septic approved for 3 bedrooms, nice hill view.

FINANCING Available through Wilson Bank & Trust - David Sampson - 615-444-2885, or Southern Bank of Tennessee - David Penick - 615-444-3702; or contact lender of your choice to prequalify prior to sale.

COVID-19: All mortgage payments should be made to the lender of the purchase contract. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless from any and all consequences of COVID-19 for any other consumable disease.

SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.

SALE DATE: Saturday, Nov 21st, 10:00 AM. Auction will be held at the high school in Lebanon, TN. Auctioneer: David Penick. Auctioneer's Office: 615-444-3702. Auctioneer's Address: 10000 Highway 100, Lebanon, TN 37037.

TITLE: Seller will furnish warranty deed, provide 300 property taxes, give possession with deed.

LEAD BASED PAINT: ALL TO BE REMOVED PRIOR TO SALE. Home will have a 10% lead paint abatement. Prospective buyers may have lead paint checked prior to sale date. Buyer to sign inspection waiver and date.

BIDDERS ARE ENCOURAGED TO MAKE AIR AND ALL INSPECTIONS AND USE DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS."

ALL WARRANTIES MADE OUT OF SALE. THE PROCEEDS FROM THIS AUCTION WILL BE DONATED TO THE LEAD FUND. © 2020 Agee & Johnson Realty and Auction, Inc.



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

Jim Agee

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Email: ageej@realtracs.com



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Information is believed accurate, but not guaranteed. Contact listing agent for verification.

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Listed By (Agent):

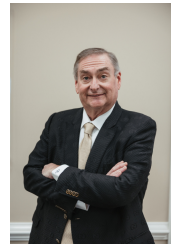
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

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Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY NOVEMBER 21, 2020 • BEGINNING at 10AM

Progressive Absolute Auction beginning at 10:00am on Saturday November 21, 2020

10:00am: 511 Park Ave & 514 Wheeler St Lebanon TN

11:00am: 275 Flat Rock Rd Lebanon TN

1:00pm: 414 Old Alexandria Rd Watertown TN

10:00am - 511 Park Ave & 514 Wheeler St

**Zoned CN • Commercial Neighborhood
City Utilities**

**These Two Parcels Combined Allow Up To 12 Residential
Unites**

511 Park Ave Lebanon TN: House & Lot

Vinyl sided house with front and back porches, has living room, kitchen, 3 bedrooms including loft bedroom, bath. Nice level corner lot contains .35 acre zoned commercial and high density residential uses. Excellent investment opportunity.

514 Wheeler St Lebanon TN: Lot

.4 acre lot fronting Wheeler Street behind house and lot above, zoned commercial neighborhood, utilities available.

11:00am - 275 Flat Rock Rd

House & Lot

275 Flat Rock Rd Lebanon TN: House & Lot

Frame house contains 1516 square feet per tax records, consists of living room, kitchen, 3 bedrooms and bath. Low maintenance lot approximately 96' x 173'

1:00pm - 414 Alexandria Rd

2 Building Lots

414 Old Alexandria Rd Watertown TN: 2 Building Lots

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Lot 3: 2.01 acres, fronts 140 feet on road, utility water available, septic approved for 3 bedrooms, nice hill view.

ABSOLUTE AUCTION

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- **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 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 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.

COVID 19: Persons attending this auction agree to abide by all CDC guidelines while on the premises, may include but not limited to wearing a covering over mouth and nose at all times and maintaining a distance of at least 6 feet from all others. You agree to hold Agee and Johnson Realty and Auction, Inc. harmless in the event that you should contract COVID 19 or any other communicable disease.

Jay White, Principal Auctioneer - License #2309

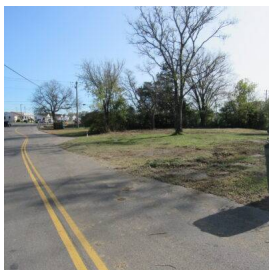
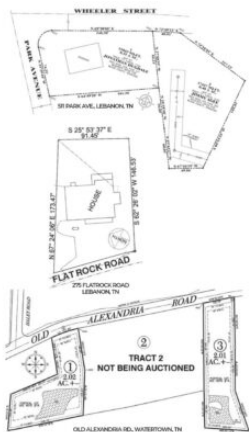
 <p>AGEE & JOHNSON REALTY AND AUCTION, INC. <i>Your community's trusted auction company!</i></p>	728 WEST MAIN STREET, LEBANON, TENNESSEE 615-444-0909	
	JAY WHITE CLAY SANDERS PHIL BRYANT www.AgeeAndJohnson.com	JIM AGE HARRY BENNETT HAYDEN WHITE



Contact **Agee & Johnson** Today!

Auction Date	2020-11-21
Buyer's Agent Comp.	Call for Details
Address Street	Multiple Properties
Address City	Lebanon
Address State	TN
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	5 Properties Selling at 3 Locations Saturday November 21, 2020 @ 10:00am Absolute Auction
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	Sammy B's	American (New)	0.07 mi	(615) 547-4550	81 Review(s) 4.0★
2	Pop's Coffee Shop	Coffee & Tea	0.3 mi	(615) 450-8629	2 Review(s) 5.0★
3	Sonic Drive-In	Fast Food	0.33 mi	(615) 449-3034	12 Review(s) 2.5★
4	Painturo's	Pizza	0.33 mi	(615) 443-8444	54 Review(s) 4.5★
5	China Wok	Chinese	0.37 mi	(615) 443-3338	4 Review(s) 2.5★
6	Los Compadres Mexican Restaurant	Mexican	0.37 mi	(615) 443-4697	35 Review(s) 3.5★
7	Sake Japanese Grill	Japanese	0.44 mi	(615) 453-1566	50 Review(s) 3.5★
8	J. Clayborn's	Delis	0.48 mi	(615) 784-4055	34 Review(s) 4.5★
9	Domino's Pizza	Pizza	0.51 mi	(615) 449-3733	20 Review(s) 2.0★
10	Guadalajara Taqueria Y Carniceria	Tacos	0.55 mi	(615) 449-8237	55 Review(s) 4.5★
11	Wildberry	Cafes	0.59 mi	(615) 547-4494	13 Review(s) 4.5★
12	Speedy Burrito Lebanon Tennessee	Mexican	0.6 mi	(615) 784-4071	53 Review(s) 4.5★
13	Rockin Mike's Restaurant	Sandwiches	0.61 mi	(615) 547-4993	1 Review(s) 4.0★
14	Mr. PanchÃ's Mexican Restaurant	Mexican	0.61 mi	(615) 443-3995	24 Review(s) 3.5★
15	China King Buffett	Chinese	0.62 mi	(615) 547-1111	1 Review(s) 1.0★
16	The Smoke House by Hoite's	Barbeque	0.63 mi	(615) 444-8300	1 Review(s) 3.0★
17	Hardee's	Fast Food	0.67 mi	(615) 444-8241	6 Review(s) 2.5★
18	Captain D's	Seafood	0.7 mi	(615) 449-1966	2 Review(s) 2.0★
19	Belle's Little Country Kitchen	American (Traditional)	0.75 mi	(615) 547-6888	14 Review(s) 3.5★
20	Barb's Place	Diners	0.75 mi		2 Review(s) 5.0★

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	La Tienda Hispana	Grocery	0.96 mi	(615) 444-9859	7 Review(s) 4.5★
2	Al's Foodland	Grocery	1.15 mi	(615) 449-8293	1 Review(s) 5.0★
3	Kroger	Grocery	1.34 mi	(615) 449-4631	6 Review(s) 3.5★
4	Walmart Supercenter	Department Stores	1.7 mi	(615) 444-0471	18 Review(s) 2.0★
5	ALDI	Grocery	1.7 mi	(855) 955-2534	3 Review(s) 4.5★
6	Publix Super Markets	Grocery	2.27 mi	(615) 444-2581	8 Review(s) 3.5★
7	H. G. Hill's Grocery Store	Grocery	4.29 mi		1 Review(s) 1.0★
8	Houston Meat & Produce	Grocery	11.65 mi	(615) 758-7226	27 Review(s) 4.5★

9	Publix Super Markets	Grocery	11.67 mi	(615) 758-9830	2 Review(s) 5.0
10	Publix Super Markets	Grocery	11.67 mi	(615) 758-4200	13 Review(s) 4.0
11	Kroger	Grocery	11.68 mi	(615) 773-8700	5 Review(s) 3.0
12	ALDI	Grocery	11.73 mi	(855) 955-2534	3 Review(s) 4.5
13	Publix	Grocery	12.03 mi	(615) 773-0250	5 Review(s) 4.5
14	Kroger	Grocery	12.03 mi	(615) 758-3300	11 Review(s) 4.0
15	Walmart Supercenter	Grocery	12.13 mi	(615) 758-1121	8 Review(s) 3.0
16	Three Forks Marketplace	Grocery	12.56 mi	(615) 237-9777	2 Review(s) 1.5
17	Rice's Country Ham Store	Grocery	12.57 mi	(615) 758-2362	5 Review(s) 5.0
18	Stagecoach General Store	Grocery	12.58 mi	(615) 452-0808	1 Review(s) 1.0
19	Cook's Star Market	Grocery	13.28 mi	(615) 444-9992	1 Review(s) 5.0
20	Kroger	Grocery	14.43 mi	(615) 451-2803	6 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Flawless Reflection	Weight Loss Centers	0.06 mi	(615) 489-6949	2 Review(s) 3.0
2	Strauss William T DC	Chiropractors	0.06 mi	(615) 444-5335	1 Review(s) 5.0
3	Troy L Long, DDS	Cosmetic Dentists	0.12 mi	(615) 444-2782	1 Review(s) 5.0
4	Johnson Bruce L DDS	Oral Surgeons	0.17 mi	(615) 444-0065	1 Review(s) 5.0
5	Benson Orthodontics	Oral Surgeons	0.24 mi	(615) 449-0895	1 Review(s) 5.0
6	Wilson County Chiropractic	Chiropractors	0.27 mi	(615) 449-6700	1 Review(s) 5.0
7	STAR Physical Therapy	Physical Therapy	0.35 mi	(615) 443-4938	3 Review(s) 3.5
8	Family Eye Med	Optometrists	0.36 mi	(615) 449-0541	5 Review(s) 3.5
9	John M. Pino, OD,PhD	Optometrists	0.36 mi	(615) 449-0541	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	0.48 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	0.48 mi	(615) 444-9111	1 Review(s) 5.0
12	Hardin Family Chiropractic	Chiropractors	0.52 mi	(615) 443-1000	1 Review(s) 5.0
13	Kids Care Walk-in Urgent Care Clinic	Pediatricians	0.52 mi	(615) 453-1252	3 Review(s) 3.5
14	Serenity Dental	General Dentistry	0.56 mi	(615) 444-3932	3 Review(s) 5.0
15	Tennessee Family Dental	Cosmetic Dentists	0.62 mi	(615) 444-3185	3 Review(s) 5.0
16	Lebanon Dental Excellence	General Dentistry	0.63 mi	(615) 444-2262	3 Review(s) 3.5
17	Urban Physical Therapy	Physical Therapy	0.73 mi	(615) 444-9400	1 Review(s) 5.0
18	The Massage Collection	Reflexology	0.77 mi	(615) 443-1974	1 Review(s) 5.0
19	Back 2 Health Chiropractic	Chiropractors	0.78 mi	(615) 547-4854	1 Review(s) 5.0
20	Smile Gallery	General Dentistry	0.79 mi	(615) 444-2069	5 Review(s) 4.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	The Cedars Preparatory Academy	PK-4 Private	0.47 mi	(615) 257-1394	N/A	5.0
2	Coles Ferry Elementary School	PK-5 Public	0.7 mi	(615) 443-1946	6.0	4.0
3	Walter J. Baird Middle School	6-8 Public	0.87 mi	(615) 444-2190	7.0	4.0
4	Byars Dowdy Elementary School	PK-5 Public	0.89 mi	(615) 444-6651	6.0	4.0
5	Castle Heights Elementary School	PK-5 Public	1.0 mi	(615) 444-2483	5.0	3.0
6	Covenant Life School	PK-6 Private	1.03 mi	Array	N/A	N/A
7	Winfree Bryant Middle School	6-8 Public	1.18 mi	(615) 449-4560	5.0	N/A
8	Sam Houston Elementary School	PK-5 Public	1.44 mi	(615) 444-7494	6.0	4.0
9	Wilson Co Adult High School	9-12 Public	1.54 mi	(615) 443-7199	N/A	N/A
10	Lebanon High School	9-12 Public	1.58 mi	(615) 444-9610	5.0	3.0
11	Youth Emergency Services	8-12 Private	1.82 mi	(615) 898-0051	N/A	N/A
12	McClain Christian Academy	PK-10 Private	1.98 mi	(615) 444-2678	N/A	5.0
13	Southside Elementary School	PK-8 Public	2.01 mi	(615) 444-6330	6.0	4.0
14	Tennessee Virtual On-Line School	K-12 Public	3.17 mi	(615) 443-2681 x2	5.0	N/A
15	Friendship Christian School	PK-12 Private	4.52 mi	(615) 449-1573	N/A	3.0
16	Carroll Oakland Elementary School	PK-8 Public	4.65 mi	(615) 444-5208	4.0	3.0
17	Montessori Achievement Academy	PK-1 Private	6.29 mi	(615) 444-4194	N/A	N/A
18	Advocate @ Y.E.S.	7-11 Private	6.42 mi	(615) 444-1819	N/A	N/A
19	Tuckers Cross Roads	K-8 Public	7.36 mi	(615) 444-3956	4.0	3.0
20	Wilson Central High School	9-12 Public	7.41 mi	(615) 453-4600	8.0	4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Pro Bowling Center	Bowling	0.33 mi	(615) 449-3898	6 Review(s)	3.5
2	Don Fox Park	Parks	0.46 mi	(615) 449-0303	9 Review(s)	4.0
3	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.46 mi	(615) 506-0428	1 Review(s)	5.0
4	Jimmy Floyd Family Life Center	Fitness & Instruction	0.52 mi	(615) 453-4545	4 Review(s)	3.5
5	Planet Fitness	Gyms	0.61 mi	(615) 994-6905	2 Review(s)	3.0
6	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	0.92 mi	(804) 305-2321	1 Review(s)	5.0
7	Wilkie's Outfitters	Rafting/Kayaking	0.93 mi	(615) 784-4179	1 Review(s)	5.0
8	Julia's Body Shop	Trainers	1.16 mi	(615) 828-5385	2 Review(s)	5.0
9	Premier Martial Arts	Martial Arts	1.55 mi	(615) 443-4783	1 Review(s)	5.0
10	Pro Pools	Swimming Pools	1.6 mi	(888) 352-7582	12 Review(s)	2.0
11	Lebanon CrossFit	Interval Training Gyms	1.99 mi	(615) 390-4031	1 Review(s)	5.0
12	World Classic Martial Arts	Martial Arts	2.04 mi	(615) 547-9606	1 Review(s)	5.0
13	The Dancing Lights Of Christmas	Kids Activities	2.17 mi		4 Review(s)	4.0
14	The Gun Room	Sporting Goods	2.38 mi	(615) 453-6030	6 Review(s)	5.0
15	Sports Village Fitness	Gyms	2.57 mi	(615) 449-0031	9 Review(s)	4.0
16	Anytime Fitness	Gyms	2.8 mi	(615) 444-3484	7 Review(s)	4.5
17	Maple Hill Road Driving Range	Golf	3.01 mi	(615) 444-4833	2 Review(s)	2.5
18	Body Kneads	Skin Care	3.57 mi	(615) 449-7880	17 Review(s)	4.5
19	Sellars State Farm Archaeological Area	Parks	4.84 mi		1 Review(s)	3.0
20	Young's Performance Skis & Cycles	Jet Skis	4.93 mi	(615) 449-2373	1 Review(s)	1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Sea of Silver and Sass	Women's Clothing	0.27 mi	(615) 788-4503	1 Review(s) 4.0
2	Smiths Furniture Galleria	Furniture Stores	0.33 mi	(615) 444-2864	3 Review(s) 5.0
3	Family Eye Med	Optometrists	0.36 mi	(615) 449-0541	5 Review(s) 3.5
4	Pawnmax	Pawn Shops	0.47 mi	(615) 547-6015	1 Review(s) 1.0
5	Gallaher EyeCare	Optometrists	0.48 mi	(615) 444-9111	1 Review(s) 5.0
6	Custom Color	Photography Stores & Services	0.48 mi	(615) 444-5758	3 Review(s) 3.5
7	D.T. McCall & Sons	Furniture Stores	0.53 mi	(615) 453-5767	6 Review(s) 1.5
8	4EverEcig	Vape Shops	0.53 mi	(615) 470-8233	3 Review(s) 3.5
9	AJ'S Flowers And Gifts	Gift Shops	0.55 mi	(615) 449-6262	2 Review(s) 5.0
10	Big Lots	Department Stores	0.58 mi	(615) 443-1340	1 Review(s) 2.0
11	Winfrey's Rone Jewelry	Jewelry	0.61 mi	(615) 444-8391	3 Review(s) 2.0
12	Friends In Stitches	Jewelry	0.61 mi	(615) 453-2221	2 Review(s) 5.0
13	Bloem Kind Boutique	Women's Clothing	0.72 mi	(615) 270-0360	2 Review(s) 4.5
14	Gardens On Main	Nurseries & Gardening	0.74 mi	(615) 547-4900	4 Review(s) 2.0
15	S S Graham Floral	Florists	0.82 mi	(615) 443-3366	2 Review(s) 5.0
16	Walgreens	Drugstores	0.82 mi	(615) 449-4330	6 Review(s) 2.5
17	Marti & Liz's Discount Shoes	Shoe Stores	0.82 mi	(615) 449-2629	6 Review(s) 3.0
18	CVS Pharmacy	Drugstores	0.84 mi	(615) 444-4471	3 Review(s) 2.0
19	Lebanon Gun Shop	Guns & Ammo	0.86 mi	(615) 547-9600	4 Review(s) 3.5
20	DT's Used Appliances	Appliances	0.87 mi	(615) 470-3070	1 Review(s) 5.0