

ABSOLUTE AUCTION

SATURDAY APRIL 3, 2021

Located Cedar Bluff Rd, Trousdale County, TN

DIRECTIONS: From I-40 take Exit 239B, travel Hwy 70 toward Lebanon (East Hight St) 1 mile. Turn right onto TN-141 (Hartsville Pike), travel 12 miles. Turn right on Cedar Bluff Rd, travel .8 mile and property is on the left. Watch for signs!!!

PRIME BUILDING TRACTS RANGING FROM 6.97 ACRES TO 16.85 ACRES

**CITY WATER • SOILS TESTED • SEPTIC APPROVED
LAND AUCTION AT 10am**

54.84 picturesque acres, with rolling pasture and crop land, everlasting springs with creeks meandering through property, dotted with trees, improved with small farm house and mobile home along with three large barns. Soils will be available on sale date. Site built homes, no modular or mobile homes.

Tract 1: Consists of 8.67 acres with 210' road frontage, with everlasting spring.

Tract 2: Consists of 7.95 acres with 217' road frontage. Improved with 2 bedroom, 1 bath mobile home and large barn. Everlasting spring on tract.

Tract 3: Consists of 16.85 acres with 75' road frontage. Improved with small farm house and large tobacco barn. Nice agricultural tract.

Tract 4: Consists of 7.88 acres with 52' road frontage on Cedar Bluff Road. Improved with large tobacco barn.

Tract 5: Consists of 6.97 acres with 52' road frontage. Level open land.

Tract 6: Consists of 6.52 acres with 80' road frontage. Nice open tract of land dotted with trees.

Land Is Open For Inspection - Look At Your Convenience

Contact Jay White for Further Information 615.308.4421 or 615.444.0909

Bryant Waller, Owner

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this 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; prorate 2020 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



Contact **Agee & Johnson** Today!

Auction Date	2021-04-03
Buyer's Agent Comp.	Call for Details
Address Street	Cedar Bluff Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Trousdale
Property Type	Land
Auction Highlights	Prime Building Tracts Ranging from 6.97 - 16.85 Acres City Water • Soils Tested • Septic Approved Saturday April 3, 2021 • 10am
Auction Time Start	10:00 am
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	Hartsville Taco Co	Mexican	4.82 mi	(615) 680-8003	12 Review(s) 4.0
2	Dillehays Cafe	Restaurants	4.86 mi	(615) 374-2069	2 Review(s) 3.0
3	L & T Early Bird Cafe	Breakfast & Brunch	5.15 mi	(615) 374-5055	2 Review(s) 5.0
4	Subway	Sandwiches	5.23 mi	(615) 374-0259	3 Review(s) 2.5
5	Village Pizza	Pizza	5.23 mi	(615) 374-2207	4 Review(s) 4.0
6	China Buffet	Chinese	5.26 mi	(615) 374-3833	3 Review(s) 4.0
7	Sonic Drive-In	Burgers	5.27 mi	(615) 374-2776	1 Review(s) 2.0
8	McDonald's	Fast Food	5.3 mi	(615) 374-0200	2 Review(s) 1.0
9	The Mexican Grilled Cheese	Mexican	5.32 mi	(615) 680-3166	2 Review(s) 3.0
10	AJ's Bar & Grill	Bars	5.41 mi	(615) 547-4800	1 Review(s) 4.0
11	Pig Pen Barbeque	Barbeque	5.42 mi	(615) 374-9100	16 Review(s) 4.5
12	Keller's Restaurant	Restaurants	8.83 mi	(615) 374-4719	10 Review(s) 3.0
13	Hardee's	Fast Food	10.23 mi	(615) 735-1501	1 Review(s) 4.0
14	Acapulco' Grill	Mexican	10.32 mi	(615) 281-9872	4 Review(s) 5.0
15	Subway	Sandwiches	10.35 mi	(615) 735-6430	2 Review(s) 5.0
16	El Rey Azteca	Mexican	10.36 mi	(615) 735-1336	10 Review(s) 4.5
17	Pizza Hut	Pizza	10.46 mi	(615) 735-2614	10 Review(s) 2.5
18	Pizza Hut	Pizza	10.46 mi	(386) 437-5222	6 Review(s) 1.5
19	Michael & Hannah's	American (Traditional)	10.62 mi	(615) 735-9475	10 Review(s) 4.5
20	Happy China	Chinese	10.63 mi	(615) 735-2337	5 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Piggly Wiggly	Grocery	5.18 mi	(615) 374-0600	1 Review(s) 3.0
2	H. G. Hill's Grocery Store	Grocery	9.33 mi		1 Review(s) 1.0
3	Quik-N-Easy Deli & Market	Grocery	10.55 mi	(615) 735-1677	1 Review(s) 4.0
4	Stagecoach General Store	Grocery	11.12 mi	(615) 452-0808	1 Review(s) 1.0
5	Al's Foodland	Grocery	11.71 mi	(615) 449-8293	1 Review(s) 5.0
6	Walmart Supercenter	Department Stores	11.88 mi	(615) 735-2049	3 Review(s) 2.5
7	La Tienda Hispana	Grocery	12.71 mi	(615) 444-9859	7 Review(s) 4.5
8	Walmart Supercenter	Department Stores	13.2 mi	(615) 444-0471	20 Review(s) 2.0

9	ALDI	Grocery	13.57 mi	(855) 955-2534	3 Review(s) 4.5
10	Kroger	Grocery	13.86 mi	(615) 449-4631	6 Review(s) 3.5
11	Walmart Supercenter	Department Stores	14.03 mi	(615) 666-2135	3 Review(s) 1.5
12	Publix Super Markets	Grocery	14.22 mi	(615) 444-2581	8 Review(s) 3.5
13	Lafayette Hometown Foods	Grocery	14.49 mi	(615) 666-6866	1 Review(s) 5.0
14	Gordonsville Shoprite	Grocery	15.07 mi	(615) 683-3329	1 Review(s) 1.0
15	Three Forks Marketplace	Grocery	15.98 mi	(615) 237-9777	4 Review(s) 3.5
16	Mike's Foodland	Grocery	16.97 mi	(615) 644-2291	3 Review(s) 4.5
17	Price Less Foods	Grocery	17.01 mi	(615) 644-3245	1 Review(s) 2.0
18	Galloway Farms	Specialty Food	17.13 mi	(615) 230-3119	1 Review(s) 5.0
19	Buffet Pizza	Grocery	17.58 mi	(615) 644-3658	1 Review(s) 4.0
20	H.G. Hill Market	Grocery	18.6 mi	(615) 452-0122	2 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hartsville Dental Care	Endodontists	5.28 mi	(615) 374-9181	2 Review(s) 3.0
2	Riverview Regional Medical Center	Medical Centers	10.77 mi	(615) 735-1560	1 Review(s) 2.0
3	Jon A Long, DDS	General Dentistry	10.8 mi	(615) 735-0808	1 Review(s) 5.0
4	Smile Gallery	General Dentistry	12.25 mi	(615) 444-2069	6 Review(s) 3.5
5	MidTenn Primary Care	Walk-in Clinics	12.33 mi	(615) 547-6699	1 Review(s) 5.0
6	Fit Farm	Weight Loss Centers	12.48 mi	(615) 654-6818	2 Review(s) 3.0
7	Healthy Bones Chiropractic	Chiropractors	12.49 mi	(615) 549-8070	2 Review(s) 5.0
8	STAR Physical Therapy	Physical Therapy	12.5 mi	(615) 443-4938	3 Review(s) 3.5
9	Family Eye Med	Optometrists	12.5 mi	(615) 449-0541	5 Review(s) 3.5
10	John M. Pino, OD,PhD	Optometrists	12.5 mi	(615) 449-0541	1 Review(s) 5.0
11	Back 2 Health Chiropractic	Chiropractors	12.56 mi	(615) 547-4854	1 Review(s) 5.0
12	The Massage Collection	Reflexology	12.6 mi	(615) 443-1974	1 Review(s) 5.0
13	Tennessee Family Dental - Lebanon	Cosmetic Dentists	12.67 mi	(615) 444-3185	4 Review(s) 5.0
14	Hardin Family Chiropractic	Chiropractors	12.72 mi	(615) 443-1000	1 Review(s) 5.0
15	Gallaher John OD	Optometrists	12.72 mi	(615) 444-9111	1 Review(s) 5.0
16	Gallaher EyeCare	Optometrists	12.72 mi	(615) 444-9111	1 Review(s) 5.0
17	Troy L Long, DDS	Cosmetic Dentists	12.74 mi	(615) 444-2782	1 Review(s) 5.0
18	Newman Dental Associates	Oral Surgeons	12.79 mi	(615) 470-8550	2 Review(s) 5.0
19	Flawless Reflection	Weight Loss Centers	12.88 mi	(615) 489-6949	2 Review(s) 3.0
20	Strauss William T DC	Chiropractors	12.88 mi	(615) 444-5335	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Trousdale Co Elementary School	PK-5 Public	3.94 mi	(615) 374-3752	8.0	3.0
2	Jim Satterfield Middle School	6-8 Public	4.91 mi	(615) 374-2748	7.0	5.0
3	Union Heights Elementary School	K-8 Public	6.0 mi	(615) 735-1975	4.0	4.0
4	Trousdale Co High School	9-12 Public	6.01 mi	(615) 374-2201	8.0	4.0
5	Tuckers Cross Roads	K-8 Public	9.36 mi	(615) 444-3956	4.0	3.0
6	Carroll Oakland Elementary School	PK-8 Public	9.38 mi	(615) 444-5208	4.0	3.0
7	Smith County High School	9-12 Public	11.27 mi	(615) 735-9219	4.0	3.0
8	Sam Houston Elementary School	PK-5 Public	11.49 mi	(615) 444-7494	6.0	4.0
9	Carthage Elementary School	PK-4 Public	11.72 mi	(615) 735-0433	6.0	4.0
10	Castle Heights Elementary School	PK-5 Public	12.02 mi	(615) 444-2483	5.0	3.0
11	Walter J. Baird Middle School	6-8 Public	12.06 mi	(615) 444-2190	7.0	4.0
12	Coles Ferry Elementary School	PK-5 Public	12.24 mi	(615) 443-1946	6.0	4.0
13	Smith County Middle School	5-8 Public	12.3 mi	(615) 735-8277	6.0	4.0
14	Youth Emergency Services	8-12 Private	12.32 mi	(615) 898-0051	N/A	N/A
15	Defeated Elementary School	K-8 Public	12.37 mi	(615) 774-3150	5.0	5.0
16	Wilson Co Adult High School	9-12 Public	12.57 mi	(615) 443-7199	N/A	N/A
17	New Middleton Elementary School	PK-8 Public	12.78 mi	(615) 683-8411	N/A	5.0
18	Friendship Christian School	PK-12 Private	12.8 mi	(615) 449-1573	N/A	3.0
19	The Cedars Preparatory Academy	PK-4 Private	12.84 mi	(615) 257-1394	N/A	5.0
20	Lighthouse Academy	n/a Private	13.76 mi	(615) 666-7151	N/A	N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Lazy Day Horse Farm	Horse Boarding	5.93 mi	(615) 403-7528	1 Review(s) 5.0
2	Carthage Dance Studio	Dance Studios	11.59 mi	(615) 969-0547	1 Review(s) 5.0
3	The Dancing Lights Of Christmas	Kids Activities	12.17 mi		12 Review(s) 3.5
4	Jimmy Floyd Family Life Center	Fitness & Instruction	12.34 mi	(615) 453-4545	4 Review(s) 3.5
5	Wilkie's Outfitters	Rafting/Kayaking	12.39 mi	(615) 784-4179	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	12.47 mi	(615) 506-0428	1 Review(s) 5.0
7	Fit Farm	Weight Loss Centers	12.48 mi	(615) 654-6818	2 Review(s) 3.0
8	Pro Bowling Center	Bowling	12.53 mi	(615) 449-3898	6 Review(s) 3.5
9	Nashville Kayak Lessons	Rafting/Kayaking	12.54 mi	(615) 461-0711	2 Review(s) 5.0
10	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	12.59 mi	(804) 305-2321	1 Review(s) 5.0
11	The Gun Room	Sporting Goods	12.63 mi	(615) 453-6030	6 Review(s) 5.0
12	Maple Hill Road Driving Range	Golf	12.77 mi	(615) 444-4833	2 Review(s) 2.5
13	Don Fox Park	Parks	12.87 mi	(615) 449-0303	9 Review(s) 4.0
14	Sellars State Farm Archaeological Area	Parks	13.03 mi		1 Review(s) 3.0
15	Planet Fitness	Gyms	13.29 mi	(615) 994-6905	2 Review(s) 3.0
16	Bledsoe Creek State Park	Parks	13.33 mi	(615) 452-3706	11 Review(s) 3.5
17	Julia's Body Shop	Trainers	13.65 mi	(615) 828-5385	2 Review(s) 5.0
18	Premier Martial Arts	Martial Arts	13.8 mi	(615) 443-4783	1 Review(s) 5.0
19	Pro Pools	Swimming Pools	13.93 mi	(888) 352-7582	12 Review(s) 2.0
20	Lebanon CrossFit	Interval Training Gyms	14.09 mi	(615) 390-4031	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	G & L Garden Center	Gift Shops	5.39 mi	(615) 374-2331	1 Review(s) 1.0
2	Flowers by Leanne	Florists	8.51 mi	(615) 735-2978	1 Review(s) 1.0
3	Arnold's Safe & Lock	Keys & Locksmiths	9.33 mi	(615) 286-5625	1 Review(s) 5.0
4	Pratt Orchard and Garden Center	Nurseries & Gardening	9.78 mi	(615) 444-7742	1 Review(s) 4.0
5	Tractor Supply	Home & Garden	10.35 mi	(615) 735-2684	1 Review(s) 4.0
6	Smith County Drug Center	Drugstores	10.82 mi	(615) 735-2223	1 Review(s) 5.0
7	D T McCall & Sons	Appliances	10.98 mi	(615) 735-0165	13 Review(s) 3.0
8	Dollar General	Discount Store	11.29 mi	(615) 451-7800	1 Review(s) 5.0
9	Lebanon Distributing	Building Supplies	11.7 mi	(615) 444-7060	1 Review(s) 5.0
10	The Tobacco Shoppe	Tobacco Shops	11.79 mi	(615) 449-2982	1 Review(s) 5.0
11	Ferguson Plumbing	Kitchen & Bath	11.83 mi	(615) 444-7681	1 Review(s) 5.0
12	Walmart Supercenter	Department Stores	11.88 mi	(615) 735-2049	3 Review(s) 2.5
13	The Western Look	Shoe Stores	11.98 mi	(615) 547-7159	3 Review(s) 5.0
14	iBROKEIT	Mobile Phone Repair	12.17 mi	(615) 547-9504	3 Review(s) 3.5
15	Haven House Thrift Shop	Thrift Stores	12.19 mi	(615) 965-2706	2 Review(s) 4.5
16	Gimme A \$5	Discount Store	12.22 mi	(615) 547-6005	5 Review(s) 3.0
17	DT's Used Appliances	Appliances	12.26 mi	(615) 470-3070	1 Review(s) 5.0
18	Sunshine Flowers & Gifts	Florists	12.26 mi	(615) 444-4038	4 Review(s) 1.0
19	S S Graham Floral	Florists	12.29 mi	(615) 443-3366	2 Review(s) 5.0
20	JR Mowers Sales & Service	Landscaping	12.33 mi	(615) 784-4006	3 Review(s) 3.5