

1101 Hickory Ridge Rd

Lebanon, TN 37087

SOLD!

Auction
05/25/2021 6:00 pm

| | |
|---|---|
| ABSOLUTE AUCTION | TUESDAY May 25, 2021 6:00 PM |
| 1101 HICKORY RIDGE ROAD, LEBANON, TN 37087 Directions: From I-40 take exit 236, travel north on S. Hartmann Drive for 2 miles, turn right onto Hickory Ridge Road, property on the left. Watch for signs!!! | |
| TUESDAY NIGHT AUCTION LOCATION - LOCATION - LOCATION | |
|  | |
| FIXER UPPER - 3 BEDROOM, 1.5 BATH HOME Excellent in-town location, within walking distance to all schools, 3 bedroom, 1.5 bath home, City of Lebanon utilities, central heat & air, covered porch, close to Cedar City Trail and Neighborhood Park. | |
| GREAT NEIGHBORHOOD IDEAL FOR OWNER OR INVESTOR | |
| Call Jay White at 615-444-0909 or 615-308-4421 For Further Information | |
| FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2285; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale. CASH: 1% financing incentive available for auction buyers at 0% purchase price on the property. This agent is not affiliated with Agee & Johnson, Inc. in connection with the sale of this property. You should contact Credit 18 or any other communications division. SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE. SALE DATE/TIME: 7:00 PM (non-refundable deposit and sign purchase contract). Balance due upon delivery of deed. TITLE: Seller will furnish warranty deed, provide 2021 property taxes, give possession with deed. LEAD-BASED PAINT/ASBESTOS DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have houses 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. Jay White, Principal Auctioneer - License #3209 | |
|  YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY | 615.444.0909 www.AgeeAndJohnson.com |

Listed By (Agent):

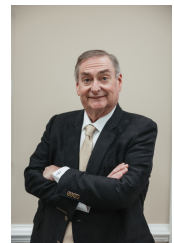
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

TUESDAY MAY 25, 2021 @ 6:00PM

**LOCATION 1101 HICKORY RIDGE RD • LEBANON
TN 37087**

DIRECTIONS:

From I-40 take exit 236, travel north on S. Hartmann Drive for 2 miles, turn right onto Hickory Ridge Road, property on the left. Watch for signs!!!

TUESDAY NIGHT AUCTION

TUESDAY NIGHT AUCTION
LOCATION - LOCATION - LOCATION

WALKING DISTANCE TO SCHOOLS

FIXER UPPER • 3 BEDROOM, 1.5 BATH HOME

Excellent in-town location, within walking distance to all schools. 3 bedroom, 1.5 bath home, City of Lebanon utilities, central heat & air, covered porch, close to Cedar City Trail and Neighborhood Park.

GREAT NEIGHBORHOOD
IDEAL FOR OWNER OR INVESTOR

ABSOLUTE
AUCTION

TUESDAY
May 25, 2021
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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 2021 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.

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Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

| | |
|----------------------------|--|
| Auction Date | 2021-05-25 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 1101 Hickory Ridge Rd |
| Address City | Lebanon |
| Address State | TN |
| Address Zipcode | 37087 |
| County | Wilson |
| Property Type | Residential |
| Property Status | Listed / Active |
| Auction Highlights | LOCATION!!!! Walking Distance to Schools • Great Neighborhood. Ideal property for either investment or homeowner. Absolute Auction for Fixer Upper TUESDAY May 25, 2021 @ 6pm. |
| Auction Time Start | 6:00 pm |
| Auction Type | absolute |
| Is Home | yes |



ABSOLUTE AUCTION **TUESDAY**
 May 25, 2021
 6:00 PM
 1101 HICKORY RIDGE ROAD, LEBANON, TN 37087
TUESDAY NIGHT AUCTION
 LOCATION - LOCATION - LOCATION

FIXER UPPER - 3 BEDROOM, 1.5 BATH HOME
 Located in great location with walking distance to schools, shopping, 1.5 bath home, City of Lebanon address, central heat and covered porch. Close to Center City, Train and High School Area.

GREAT NEIGHBORHOOD
IDEAL FOR OWNER OR INVESTOR
 Call by Email at 615-444-0909 or 615-444-0909 for further information

AGEE & JOHNSON
 REALTY AND AUCTION, INC.
615.444.0909
 www.AgeeAndJohnson.com



Local & Nearby Area Resources / Businesses

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🎓 **Schools / Education:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

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

Area Restaurants 20+

| # | Name | Type | Distance | Phone | Rating |
|----|-----------------------------------|------------|----------|----------------|-------------------|
| 1 | Guadalajara Taqueria Y Carniceria | Tacos | 0.4 mi | (615) 449-8237 | 56 Review(s) 4.5★ |
| 2 | Domino's Pizza | Pizza | 0.42 mi | (615) 449-3733 | 20 Review(s) 2.0★ |
| 3 | Hardee's | Fast Food | 0.45 mi | (615) 444-8241 | 5 Review(s) 3.0★ |
| 4 | Sake Japanese Grill | Japanese | 0.46 mi | (615) 453-1566 | 50 Review(s) 3.5★ |
| 5 | Captain D's | Seafood | 0.46 mi | (615) 449-1966 | 2 Review(s) 2.0★ |
| 6 | J. Clayborn's | Delis | 0.47 mi | (615) 784-4055 | 35 Review(s) 4.5★ |
| 7 | New China II Restaurant | Chinese | 0.53 mi | (615) 449-4535 | 1 Review(s) 1.0★ |
| 8 | Mr Panchos Mexican Restaurant | Mexican | 0.53 mi | (615) 443-3995 | 26 Review(s) 3.5★ |
| 9 | Burger King | Burgers | 0.55 mi | (615) 449-8644 | 9 Review(s) 1.5★ |
| 10 | Peking Chinese Restaurant | Chinese | 0.59 mi | (615) 449-3304 | 40 Review(s) 3.5★ |
| 11 | Ruby Tuesday | Burgers | 0.63 mi | (615) 453-0577 | 45 Review(s) 2.5★ |
| 12 | Jersey Mike's Subs | Sandwiches | 0.68 mi | (615) 444-9886 | 8 Review(s) 3.5★ |

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|----|---------------------------|----------------|---------|----------------|-------------------|
| 13 | Papa John's Pizza | Pizza | 0.68 mi | (615) 443-7272 | 7 Review(s) 2.0★ |
| 14 | Fat Mo's | Burgers | 0.69 mi | (615) 547-4571 | 15 Review(s) 3.5★ |
| 15 | Little Caesars Pizza | Pizza | 0.73 mi | (615) 444-9969 | 7 Review(s) 4.0★ |
| 16 | Sammy B's | American (New) | 0.83 mi | (615) 547-4550 | 87 Review(s) 4.0★ |
| 17 | Subway Restaurants | Sandwiches | 0.84 mi | (615) 443-3400 | 4 Review(s) 3.0★ |
| 18 | Papa Murphy's | Pizza | 0.87 mi | (615) 444-9211 | 4 Review(s) 4.0★ |
| 19 | Mangos Mexican Restaurant | Mexican | 0.87 mi | (615) 470-8289 | 48 Review(s) 3.5★ |
| 20 | China Wok | Chinese | 0.88 mi | (615) 443-2266 | 14 Review(s) 2.5★ |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|----------------------------|-------------------|----------|----------------|-------------------|
| 1 | Kroger | Grocery | 0.85 mi | (615) 449-4631 | 6 Review(s) 3.5★ |
| 2 | La Tienda Hispana | Grocery | 1.47 mi | (615) 444-9859 | 7 Review(s) 4.5★ |
| 3 | ALDI | Grocery | 1.69 mi | (855) 955-2534 | 3 Review(s) 4.5★ |
| 4 | Publix Super Markets | Grocery | 1.85 mi | (615) 444-2581 | 9 Review(s) 3.0★ |
| 5 | Walmart Supercenter | Department Stores | 1.88 mi | (615) 444-0471 | 21 Review(s) 2.0★ |
| 6 | Al's Foodland | Grocery | 2.02 mi | (615) 449-8293 | 1 Review(s) 5.0★ |
| 7 | H. G. Hill's Grocery Store | Grocery | 5.04 mi | | 1 Review(s) 1.0★ |
| 8 | ALDI | Grocery | 10.91 mi | (855) 955-2534 | 3 Review(s) 4.5★ |
| 9 | Houston Meat & Produce | Grocery | 10.96 mi | (615) 758-7226 | 29 Review(s) 4.5★ |
| 10 | Kroger | Grocery | 11.01 mi | (615) 773-8700 | 5 Review(s) 3.0★ |
| 11 | Publix Super Markets | Grocery | 11.01 mi | (615) 758-9830 | 2 Review(s) 5.0★ |
| 12 | Publix Super Markets | Grocery | 11.01 mi | (615) 758-4200 | 15 Review(s) 4.0★ |
| 13 | Publix | Grocery | 11.19 mi | (615) 773-0250 | 6 Review(s) 4.5★ |
| 14 | Kroger | Grocery | 11.2 mi | (615) 758-3300 | 13 Review(s) 4.0★ |
| 15 | Walmart Supercenter | Grocery | 11.32 mi | (615) 758-1121 | 9 Review(s) 3.0★ |
| 16 | Rice's Country Ham Store | Grocery | 11.9 mi | (615) 758-2362 | 6 Review(s) 5.0★ |
| 17 | Cook's Star Market | Grocery | 12.41 mi | (615) 444-9992 | 1 Review(s) 5.0★ |
| 18 | Three Forks Marketplace | Grocery | 12.85 mi | (615) 237-9777 | 3 Review(s) 2.5★ |
| 19 | Stagecoach General Store | Grocery | 13.07 mi | (615) 452-0808 | 1 Review(s) 1.0★ |
| 20 | Kroger | Grocery | 14.38 mi | (615) 451-2803 | 5 Review(s) 2.5★ |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--------------------------------------|----------------------------|----------|----------------|------------------|
| 1 | Smile Solutions of Lebanon | Pediatric Dentists | 0.35 mi | (615) 453-9937 | 3 Review(s) 3.5★ |
| 2 | Serenity Dental | General Dentistry | 0.4 mi | (615) 444-3932 | 3 Review(s) 4.5★ |
| 3 | Urban Physical Therapy | Physical Therapy | 0.41 mi | (615) 444-9400 | 1 Review(s) 5.0★ |
| 4 | Kids Care Walk-in Urgent Care Clinic | Pediatricians | 0.49 mi | (615) 453-1252 | 3 Review(s) 3.5★ |
| 5 | Take Care Clinic | Medical Centers | 0.52 mi | (866) 825-3227 | 1 Review(s) 3.0★ |
| 6 | Lebanon Dental Excellence | General Dentistry | 0.53 mi | (615) 444-2262 | 3 Review(s) 3.5★ |
| 7 | Capstone Pediatrics | Pediatricians | 0.55 mi | (615) 288-0075 | 1 Review(s) 1.0★ |
| 8 | Moore Darryl E DDS | Oral Surgeons | 0.58 mi | (615) 449-4503 | 2 Review(s) 2.5★ |
| 9 | Haynie Family Dentistry | General Dentistry | 0.62 mi | (615) 449-8800 | 1 Review(s) 5.0★ |
| 10 | Lebanon Dental | General Dentistry | 0.62 mi | (615) 449-8800 | 1 Review(s) 5.0★ |
| 11 | Benson Orthodontics | Oral Surgeons | 0.64 mi | (615) 449-0895 | 1 Review(s) 5.0★ |
| 12 | Johnson Bruce L DDS | Oral Surgeons | 0.71 mi | (615) 444-0065 | 1 Review(s) 5.0★ |
| 13 | Strauss William T DC | Chiropractors | 0.85 mi | (615) 444-5335 | 1 Review(s) 5.0★ |
| 14 | Flawless Reflection | Weight Loss Centers | 0.86 mi | (615) 489-6949 | 2 Review(s) 3.0★ |
| 15 | The Little Clinic | Health & Medical | 0.86 mi | (615) 453-7720 | 1 Review(s) 1.0★ |
| 16 | Wilson County Chiropractic | Chiropractors | 0.89 mi | (615) 449-6700 | 1 Review(s) 5.0★ |
| 17 | Troy L Long, DDS | Cosmetic Dentists | 0.98 mi | (615) 444-2782 | 1 Review(s) 5.0★ |
| 18 | Pryor Family Dentistry | Oral Surgeons | 0.99 mi | (615) 444-7999 | 1 Review(s) 5.0★ |
| 19 | Patriot Dental | General Dentistry | 1 mi | (615) 444-2034 | 1 Review(s) 5.0★ |
| 20 | Lifecare Family Services | Counseling & Mental Health | 1.01 mi | (615) 453-1606 | 2 Review(s) 1.0★ |

Area Schools / Education 20+

| # | Name | Type | Distance | Phone | GS Rating | Parent Rating |
|---|-------------------------------|--------------|----------|----------------|-----------|---------------|
| 1 | Byars Dowdy Elementary School | PK-5 Public | 0.11 mi | (615) 444-6651 | 6.0★ | 4.0★ |
| 2 | Covenant Life School | PK-6 Private | 0.23 mi | Array | N/A | N/A |
| 3 | Winfrey Bryant Middle School | 6-8 Public | 0.39 mi | (615) 449-4560 | 5.0★ | N/A |
| 4 | Lebanon High School | 9-12 Public | 0.76 mi | (615) 444-9610 | 5.0★ | 3.0★ |

| | | | | | | |
|----|-----------------------------------|---------------|---------|-------------------|-----|-----|
| 5 | The Cedars Preparatory Academy | PK-4 Private | 1.12 mi | (615) 257-1394 | N/A | 5.0 |
| 6 | McClain Christian Academy | PK-10 Private | 1.44 mi | (615) 444-2678 | N/A | 5.0 |
| 7 | Coles Ferry Elementary School | PK-5 Public | 1.58 mi | (615) 443-1946 | 6.0 | 4.0 |
| 8 | Southside Elementary School | PK-8 Public | 1.73 mi | (615) 444-6330 | 6.0 | 4.0 |
| 9 | Walter J. Baird Middle School | 6-8 Public | 1.75 mi | (615) 444-2190 | 7.0 | 4.0 |
| 10 | Castle Heights Elementary School | PK-5 Public | 1.82 mi | (615) 444-2483 | 5.0 | 3.0 |
| 11 | Wilson Co Adult High School | 9-12 Public | 2.05 mi | (615) 443-7199 | N/A | N/A |
| 12 | Sam Houston Elementary School | PK-5 Public | 2.32 mi | (615) 444-7494 | 6.0 | 4.0 |
| 13 | Youth Emergency Services | 8-12 Private | 2.38 mi | (615) 898-0051 | N/A | N/A |
| 14 | Tennessee Virtual On-Line School | K-12 Public | 2.8 mi | (615) 443-2681 x2 | 5.0 | N/A |
| 15 | Friendship Christian School | PK-12 Private | 4.69 mi | (615) 449-1573 | N/A | 3.0 |
| 16 | Carroll Oakland Elementary School | PK-8 Public | 5.37 mi | (615) 444-5208 | 4.0 | 3.0 |
| 17 | Montessori Achievement Academy | PK-1 Private | 5.73 mi | (615) 444-4194 | N/A | N/A |
| 18 | Advocate @ Y.E.S. | 7-11 Private | 5.88 mi | (615) 444-1819 | N/A | N/A |
| 19 | Wilson Central High School | 9-12 Public | 6.56 mi | (615) 453-4600 | 8.0 | 4.0 |
| 20 | Tuckers Cross Roads | K-8 Public | 8.06 mi | (615) 444-3956 | 4.0 | 3.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--|------------------------|----------|----------------|------------------|
| 1 | Planet Fitness | Gyms | 0.52 mi | (615) 994-6905 | 2 Review(s) 3.0 |
| 2 | Julia's Body Shop | Trainers | 0.8 mi | (615) 828-5385 | 2 Review(s) 5.0 |
| 3 | Don Fox Park | Parks | 0.95 mi | (615) 449-0303 | 10 Review(s) 4.0 |
| 4 | Pro Pools | Swimming Pools | 1.15 mi | (888) 352-7582 | 12 Review(s) 2.0 |
| 5 | Premier Martial Arts | Martial Arts | 1.19 mi | (615) 443-4783 | 1 Review(s) 5.0 |
| 6 | Pro Bowling Center | Bowling | 1.2 mi | (615) 449-3898 | 6 Review(s) 3.5 |
| 7 | Guardian MMA Lebanon | Brazilian Jiu-jitsu | 1.3 mi | (615) 506-0428 | 1 Review(s) 5.0 |
| 8 | Jimmy Floyd Family Life Center | Fitness & Instruction | 1.39 mi | (615) 453-4545 | 4 Review(s) 3.5 |
| 9 | Profectus Jiu-Jitsu Lebanon | Brazilian Jiu-jitsu | 1.51 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 10 | Lebanon CrossFit | Interval Training Gyms | 1.57 mi | (615) 390-4031 | 2 Review(s) 5.0 |
| 11 | World Classic Martial Arts | Martial Arts | 1.59 mi | (615) 547-9606 | 1 Review(s) 5.0 |
| 12 | Wilkie's Outfitters | Rafting/Kayaking | 1.62 mi | (615) 784-4179 | 1 Review(s) 5.0 |
| 13 | Sports Village Fitness | Gyms | 2.13 mi | (615) 449-0031 | 10 Review(s) 4.0 |
| 14 | Anytime Fitness | Gyms | 2.56 mi | (615) 547-4736 | 7 Review(s) 4.5 |
| 15 | The Dancing Lights Of Christmas | Kids Activities | 2.68 mi | | 13 Review(s) 3.0 |
| 16 | The Gun Room | Sporting Goods | 2.76 mi | (615) 453-6030 | 6 Review(s) 5.0 |
| 17 | Body Kneads | Skin Care | 3.12 mi | (615) 449-7880 | 20 Review(s) 4.5 |
| 18 | Maple Hill Road Driving Range | Golf | 3.17 mi | (615) 444-4833 | 2 Review(s) 2.5 |
| 19 | Young's Performance Skis & Cycles | Jet Skis | 4.77 mi | (615) 449-2373 | 1 Review(s) 1.0 |
| 20 | Sellars State Farm Archaeological Area | Parks | 5.13 mi | | 1 Review(s) 3.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|------------------------------|-------------------------------|----------|----------------|-----------------|
| 1 | AJ'S Flowers And Gifts | Gift Shops | 0.4 mi | (615) 449-6262 | 2 Review(s) 5.0 |
| 2 | Custom Color | Photography Stores & Services | 0.42 mi | (615) 444-5758 | 3 Review(s) 3.5 |
| 3 | 4EverEcig | Vape Shops | 0.45 mi | (615) 470-8233 | 3 Review(s) 3.5 |
| 4 | Marti & Liz's Discount Shoes | Shoe Stores | 0.46 mi | (615) 449-2629 | 6 Review(s) 3.0 |
| 5 | D.T. McCall & Sons | Furniture Stores | 0.46 mi | (615) 453-5767 | 8 Review(s) 2.5 |
| 6 | Pawnmax | Pawn Shops | 0.47 mi | (615) 547-6015 | 1 Review(s) 1.0 |
| 7 | Cash 2 Go | Title Loans | 0.47 mi | (615) 547-2562 | 1 Review(s) 5.0 |
| 8 | Walgreens | Drugstores | 0.52 mi | (615) 449-4330 | 6 Review(s) 2.5 |
| 9 | Big Lots | Department Stores | 0.53 mi | (615) 443-1340 | 1 Review(s) 2.0 |
| 10 | Smiths Furniture Galleria | Furniture Stores | 0.55 mi | (615) 444-2864 | 5 Review(s) 4.0 |
| 11 | Jnr Electronics | Electronics | 0.6 mi | (615) 443-1989 | 3 Review(s) 2.5 |
| 12 | Lebanon Gun Shop | Guns & Ammo | 0.62 mi | (615) 547-9600 | 4 Review(s) 3.5 |
| 13 | Bargain Hunt | Discount Store | 0.65 mi | (615) 547-1654 | 7 Review(s) 3.5 |
| 14 | GG's Jewelry & Gifts's | Jewelry | 0.71 mi | (615) 449-8594 | 1 Review(s) 5.0 |
| 15 | Wilson Farmers Co-Op | Farming Equipment | 0.8 mi | (615) 444-5212 | 1 Review(s) 5.0 |
| 16 | T-Mobile | Mobile Phones | 0.89 mi | (615) 784-4269 | 4 Review(s) 4.0 |
| 17 | K2 Agriculture & Turf | Farming Equipment | 0.91 mi | (615) 547-6551 | 3 Review(s) 2.5 |
| 18 | Hartmann Factory Store | Luggage | 0.91 mi | (615) 449-8000 | 4 Review(s) 2.5 |
| 19 | Wiggins Jewelers | Jewelry | 0.99 mi | (615) 444-3975 | 3 Review(s) 5.0 |

