

**7230 Hartsville Pike**  
Lebanon, TN 37087

**SOLD!**

Auction  
05/27/2021 6:00 pm

**ABSOLUTE  
AUCTION**

**Thursday  
May 27, 2021  
6:00 PM**

**7230 HARTSVILLE PIKE, LEBANON, TN 37087**

**FARMHOUSE WITH UNTAPPED POTENTIAL  
FIXER UPPER/HANDYMAN SPECIAL**



Home originally built in 1915. Approximately 2,200 sq. ft. per tax record, home features a large living and dining room with 9 ft. ceilings, hardwood floors, kitchen with built in cabinets, master bedroom with master bath, large walk in closet, jacuzzi tub, and walk-in shower. Two additional bedrooms with a possible third bedroom. Home is settled on 1.5 +/- acres adjacent to Cedar Creek, with improvements of carports, a large outdoor shed with electricity, and mature trees.

Call Jay White at 615-444-0909 or 615-308-4421 For Further Information



**615.444.0909**

[www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)

Jay White, Principal Auctioneer - License #2339



Contact **Agee & Johnson** Today!

Listed By (Agent):

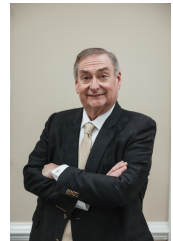
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



# ABSOLUTE AUCTION

**THURSDAY MAY 27, 2021 @ 6:00PM**

**LOCATION 7230 HARTSVILLE PIKE • LEBANON TN  
37087**

## DIRECTIONS:

**From I-40 at exit 238, head north on S. Cumberland St./Hwy. 231-N for 2.1 miles, turn right onto East High Street, go .2 miles, turn left onto Hartsville Pike/TN-141, go 7.1 miles. Property is on the left . Watch for signs!!!**

## **THURSDAY EVENING AUCTION**

### **2200sf FARMHOUSE**

### **FIXER UPPER • HANDYMAN SPECIAL**

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**For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; 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.

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.

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**

 <p><b>AGEE &amp; JOHNSON</b> REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p><b>615.444.0909</b></p> <p><a href="http://www.AgeeAndJohnson.com">www.AgeeAndJohnson.com</a></p>
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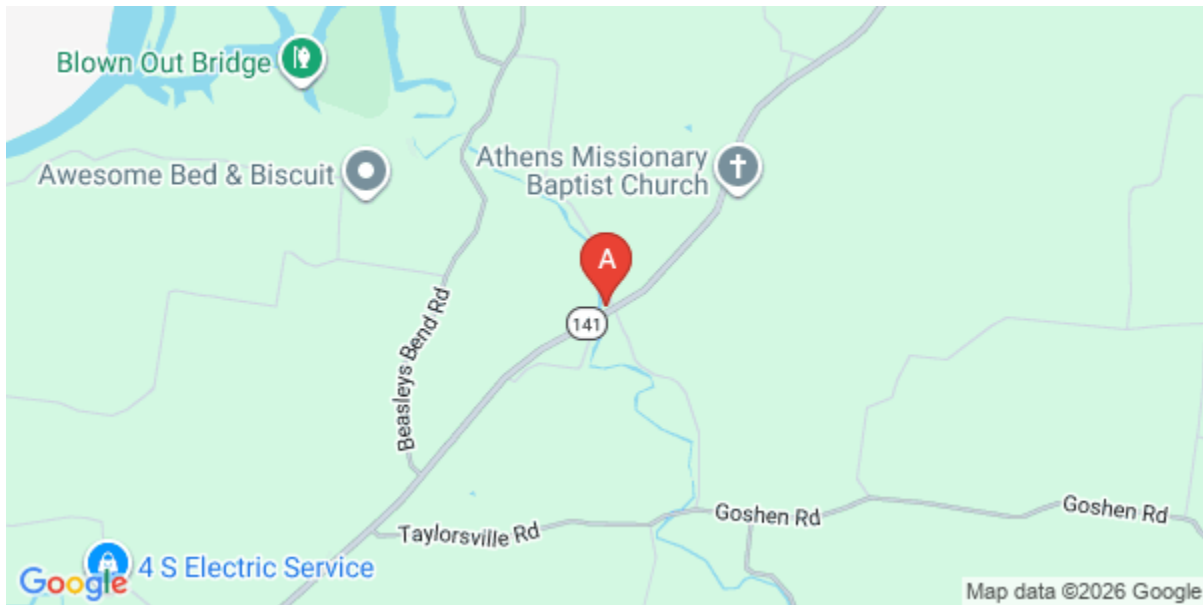
Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2021-05-27
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	7230 Hartsville Pike
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	100+ year old Farmhouse Absolute Auction on Thursday May 27, 2021 at 6pm.
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**ABSOLUTE AUCTION** Thursday May 27, 2021 6:00 PM  
**7230 HARTSVILLE PIKE, LEBANON, TN 37087**  
**FARMHOUSE WITH UNTAPPED POTENTIAL FIXER UPPER/HANDYMAN SPECIAL**

**AGEE & JOHNSON** 615.444.0909  
www.AgeeAndJohnson.com



**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	AJ's Bar & Grill	Bars	5.34 mi	(615) 547-4800	1 Review(s) 4.0★
2	Subway	Sandwiches	6.43 mi	(615) 453-3823	3 Review(s) 1.0★
3	Rice Box	Chinese	6.46 mi	(615) 449-9488	30 Review(s) 4.5★
4	Sunrise Diner	Diners	6.79 mi	(615) 444-3606	1 Review(s) 5.0★

5	Lil Sista's Soulfood	Soul Food	6.93 mi	(615) 547-4565	1 Review(s) 5.0
6	David's Pizza	Pizza	7.05 mi	(615) 444-8232	24 Review(s) 2.5
7	Belles Little Country Kitchen	Breakfast & Brunch	7.15 mi	(615) 547-6888	13 Review(s) 3.5
8	Burger King	Burgers	7.27 mi	(615) 444-7415	7 Review(s) 1.0
9	The Smoke House by Hoite's	Barbeque	7.27 mi	(615) 444-8300	1 Review(s) 3.0
10	Split Bean Roasting	Coffee & Tea	7.28 mi	(615) 784-4058	41 Review(s) 4.5
11	Edge	Desserts	7.29 mi	(615) 784-4166	1 Review(s) 4.0
12	Town Square Social	American (New)	7.31 mi	(615) 784-4593	122 Review(s) 4.5
13	Voodoo Smokehouse	Barbeque	7.32 mi	(615) 784-4235	88 Review(s) 4.5
14	Dillehays Cafe	Restaurants	7.34 mi	(615) 374-2069	2 Review(s) 3.0
15	Wildberry	Cafes	7.34 mi	(615) 547-4494	13 Review(s) 4.5
16	Hartsville Taco Co	Mexican	7.35 mi	(615) 680-8003	12 Review(s) 4.0
17	Farmers Harvest	Fruits & Veggies	7.39 mi	(615) 588-6464	1 Review(s) 4.0
18	Sushi Max	Sushi Bars	7.42 mi	(615) 453-0423	25 Review(s) 3.5
19	Scoopz Italian Ice	Gelato	7.42 mi	(615) 547-9346	11 Review(s) 5.0
20	New Moon BBQ	Barbeque	7.42 mi	(615) 444-7920	3 Review(s) 4.0

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	4.07 mi		1 Review(s) 1.0
2	Al's Foodland	Grocery	6.48 mi	(615) 449-8293	1 Review(s) 5.0
3	La Tienda Hispana	Grocery	7.6 mi	(615) 444-9859	7 Review(s) 4.5
4	Piggly Wiggly	Grocery	7.94 mi	(615) 374-0600	1 Review(s) 3.0
5	Walmart Supercenter	Department Stores	8.19 mi	(615) 444-0471	21 Review(s) 2.0
6	ALDI	Grocery	8.54 mi	(855) 955-2534	3 Review(s) 4.5
7	Kroger	Grocery	8.57 mi	(615) 449-4631	6 Review(s) 3.5
8	Publix Super Markets	Grocery	8.91 mi	(615) 444-2581	9 Review(s) 3.0
9	Stagecoach General Store	Grocery	9.17 mi	(615) 452-0808	1 Review(s) 1.0
10	Three Forks Marketplace	Grocery	13.91 mi	(615) 237-9777	3 Review(s) 2.5
11	Quik-N-Easy Deli & Market	Grocery	14.2 mi	(615) 735-1677	1 Review(s) 4.0
12	H.G. Hill Market	Grocery	15.22 mi	(615) 452-0122	2 Review(s) 3.0
13	Walmart Supercenter	Department Stores	15.27 mi	(615) 735-2049	3 Review(s) 2.5
14	Kroger	Grocery	15.59 mi	(615) 451-2803	5 Review(s) 2.5
15	Galloway Farms	Specialty Food	15.91 mi	(615) 230-3119	1 Review(s) 5.0
16	ALDI	Grocery	16.05 mi	(855) 955-2534	3 Review(s) 4.5
17	Walmart Supercenter	Grocery	16.15 mi	(615) 452-8452	11 Review(s) 1.5
18	Publix Super Markets	Grocery	16.75 mi	(615) 451-6285	9 Review(s) 5.0
19	Gordonsville Shoprite	Grocery	17.13 mi	(615) 683-3329	1 Review(s) 1.0
20	Publix Super Markets	Grocery	17.52 mi	(615) 758-9830	2 Review(s) 5.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	7.08 mi	(615) 444-2069	6 Review(s) 3.5
2	STAR Physical Therapy	Physical Therapy	7.27 mi	(615) 443-4938	3 Review(s) 3.5
3	Family Eye Med	Optometrists	7.27 mi	(615) 449-0541	5 Review(s) 3.5
4	John M. Pino, OD,PhD	Optometrists	7.27 mi	(615) 449-0541	1 Review(s) 5.0
5	Healthy Bones Chiropractic	Chiropractors	7.37 mi	(615) 549-8070	2 Review(s) 5.0
6	MidTenn Primary Care	Walk-in Clinics	7.38 mi	(615) 547-6699	1 Review(s) 5.0
7	The Massage Collection	Reflexology	7.45 mi	(615) 443-1974	1 Review(s) 5.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	7.51 mi	(615) 444-3185	4 Review(s) 5.0
9	Troy L Long, DDS	Cosmetic Dentists	7.51 mi	(615) 444-2782	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	7.55 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	7.55 mi	(615) 444-9111	1 Review(s) 5.0
12	Hardin Family Chiropractic	Chiropractors	7.55 mi	(615) 443-1000	1 Review(s) 5.0
13	Flawless Reflection	Weight Loss Centers	7.66 mi	(615) 489-6949	2 Review(s) 3.0
14	Strauss William T DC	Chiropractors	7.66 mi	(615) 444-5335	1 Review(s) 5.0
15	Wilson County Chiropractic	Chiropractors	7.71 mi	(615) 449-6700	1 Review(s) 5.0
16	Newman Dental Associates	Oral Surgeons	7.71 mi	(615) 470-8550	2 Review(s) 5.0
17	Johnson Bruce L DDS	Oral Surgeons	7.8 mi	(615) 444-0065	1 Review(s) 5.0
18	Benson Orthodontics	Oral Surgeons	7.87 mi	(615) 449-0895	1 Review(s) 5.0
19	Hartsville Dental Care	Endodontists	8 mi	(615) 374-9181	2 Review(s) 3.0

20 CVS Pharmacy Drugstores 8.01 mi (615) 444-4471 3 Review(s) 2.0

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Carrroll Oakland Elementary School	PK-8 Public	4.16 mi	(615) 444-5208	4.0	3.0
2	Sam Houston Elementary School	PK-5 Public	6.25 mi	(615) 444-7494	6.0	4.0
3	Tuckers Cross Roads	K-8 Public	6.45 mi	(615) 444-3956	4.0	3.0
4	Castle Heights Elementary School	PK-5 Public	6.73 mi	(615) 444-2483	5.0	3.0
5	Walter J. Baird Middle School	6-8 Public	6.8 mi	(615) 444-2190	7.0	4.0
6	Coles Ferry Elementary School	PK-5 Public	7.0 mi	(615) 443-1946	6.0	4.0
7	Youth Emergency Services	8-12 Private	7.32 mi	(615) 898-0051	N/A	N/A
8	Wilson Co Adult High School	9-12 Public	7.52 mi	(615) 443-7199	N/A	N/A
9	Trousdale Co Elementary School	PK-5 Public	7.6 mi	(615) 374-3752	8.0	3.0
10	Jim Satterfield Middle School	6-8 Public	7.63 mi	(615) 374-2748	7.0	5.0
11	The Cedars Preparatory Academy	PK-4 Private	7.63 mi	(615) 257-1394	N/A	5.0
12	Friendship Christian School	PK-12 Private	7.68 mi	(615) 449-1573	N/A	3.0
13	Trousdale Co High School	9-12 Public	8.14 mi	(615) 374-2201	8.0	4.0
14	Byars Dowdy Elementary School	PK-5 Public	8.56 mi	(615) 444-6651	6.0	4.0
15	Covenant Life School	PK-6 Private	8.64 mi	Array	N/A	N/A
16	Union Heights Elementary School	K-8 Public	8.67 mi	(615) 735-1975	4.0	4.0
17	Winfree Bryant Middle School	6-8 Public	8.86 mi	(615) 449-4560	5.0	N/A
18	Lebanon High School	9-12 Public	9.14 mi	(615) 444-9610	5.0	3.0
19	Southside Elementary School	PK-8 Public	9.14 mi	(615) 444-6330	6.0	4.0
20	McClain Christian Academy	PK-10 Private	9.43 mi	(615) 444-2678	N/A	5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Lazy Day Horse Farm	Horse Boarding	3.54 mi	(615) 403-7528	1 Review(s) 5.0
2	Jimmy Floyd Family Life Center	Fitness & Instruction	7.12 mi	(615) 453-4545	4 Review(s) 3.5
3	The Dancing Lights Of Christmas	Kids Activities	7.26 mi		13 Review(s) 3.0
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	7.27 mi	(615) 506-0428	1 Review(s) 5.0
5	Wilkie's Outfitters	Rafting/Kayaking	7.27 mi	(615) 784-4179	1 Review(s) 5.0
6	Pro Bowling Center	Bowling	7.32 mi	(615) 449-3898	6 Review(s) 3.5
7	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	7.48 mi	(804) 305-2321	1 Review(s) 5.0
8	Maple Hill Road Driving Range	Golf	7.51 mi	(615) 444-4833	2 Review(s) 2.5
9	Don Fox Park	Parks	7.6 mi	(615) 449-0303	10 Review(s) 4.0
10	The Gun Room	Sporting Goods	7.78 mi	(615) 453-6030	6 Review(s) 5.0
11	Planet Fitness	Gyms	8.03 mi	(615) 994-6905	2 Review(s) 3.0
12	Julia's Body Shop	Trainers	8.36 mi	(615) 828-5385	2 Review(s) 5.0
13	Premier Martial Arts	Martial Arts	8.5 mi	(615) 443-4783	1 Review(s) 5.0
14	Pro Pools	Swimming Pools	8.63 mi	(888) 352-7582	12 Review(s) 2.0
15	Lebanon CrossFit	Interval Training Gyms	8.78 mi	(615) 390-4031	2 Review(s) 5.0
16	Sellers State Farm Archaeological Area	Parks	8.8 mi		1 Review(s) 3.0
17	World Classic Martial Arts	Martial Arts	8.86 mi	(615) 547-9606	1 Review(s) 5.0
18	Sports Village Fitness	Gyms	9.12 mi	(615) 449-0031	10 Review(s) 4.0
19	Young's Performance Skis & Cycles	Jet Skis	9.46 mi	(615) 449-2373	1 Review(s) 1.0
20	Anytime Fitness	Gyms	9.53 mi	(615) 547-4736	7 Review(s) 4.5

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Arnold's Safe & Lock	Keys & Locksmiths	4.07 mi	(615) 286-5625	1 Review(s) 5.0
2	Drejack Hemp Farm	Cosmetics & Beauty Supply	4.28 mi	(615) 802-7686	1 Review(s) 5.0
3	Pratt Orchard and Garden Center	Nurseries & Gardening	6.35 mi	(615) 444-7742	1 Review(s) 4.0
4	Lebanon Distributing	Building Supplies	6.68 mi	(615) 444-7060	1 Review(s) 5.0
5	The Tobacco Shoppe	Tobacco Shops	6.77 mi	(615) 449-2982	1 Review(s) 5.0
6	Ferguson Plumbing Supply	Kitchen & Bath	6.77 mi	(615) 444-7681	1 Review(s) 5.0
7	The Western Look	Shoe Stores	6.8 mi	(615) 547-7159	3 Review(s) 5.0
8	iBROKEIT	Mobile Phone Repair	7.03 mi	(615) 547-9504	4 Review(s) 4.0
9	Haven House Thrift Shop	Thrift Stores	7.04 mi	(615) 965-2706	2 Review(s) 4.5
10	Gimme A \$5	Discount Store	7.09 mi	(615) 547-6005	5 Review(s) 3.0
11	DT's Used Appliances	Appliances	7.11 mi	(615) 470-3070	1 Review(s) 5.0

12	S S Graham Floral	Florists	7.14 mi	(615) 443-3366	2 Review(s)	5.0
13	Sunshine Flowers & Gifts	Florists	7.17 mi	(615) 444-4038	4 Review(s)	1.0
14	Bloem Kind Boutique	Women's Clothing	7.23 mi	(615) 270-0360	2 Review(s)	4.5
15	Gardens On Main	Nurseries & Gardening	7.24 mi	(615) 547-4900	4 Review(s)	2.0
16	Needful Things	Antiques	7.26 mi	(615) 547-6364	1 Review(s)	5.0
17	Wilkies Outfitters	Rafting/Kayaking	7.27 mi	(615) 784-4179	1 Review(s)	5.0
18	Downtown Antique Mall	Antiques	7.27 mi	(615) 444-4966	3 Review(s)	4.5
19	Butter Churn	Antiques	7.27 mi		3 Review(s)	4.0
20	Eden's Edge Boutique	Women's Clothing	7.27 mi	(615) 470-8537	1 Review(s)	5.0