

1285 Sugar Flat Rd

Lebanon, TN 37087

SOLD!

Auction
07/24/2021 10:00 am

ABSOLUTE AUCTION Saturday July 24, 2021 10:00 AM

1285 SUGAR FLAT ROAD, LEBANON, TN 37087

Directions: From Lebanon Square, take East Main Street, 8 mile, turn right on East Baddock Parkway, 433 feet, turn left on TN-141/Trousdale Ferry Pike, 4.1 miles, turn left on Sugar Flat Road, 1.3 miles, property on right. Watch for signs!!!

82 ACRES - BRICK HOME - BARN
SELLING IN 6 TRACTS - TUCKERS CROSSROADS COMMUNITY



All Tracts Front Sugar Flat Road

Tract 1: Brick home with full basement, 3 bedrooms, 1 bath, kitchen with built in cabinets, den, hardwood floors, central heat and air (natural gas), large front porch, covered patio, 2-car carport, detached work shop (approximately 30x50). All this situated on a beautiful .93 acre lot with mature trees, makes for a park like setting.

Tract 2: 9.40 acres with 7 stall barn, 125 ft. road frontage.

Tract 3: 5.64 acres, 51 ft. road frontage.

Tract 4: 2.87 acres, 166 ft. road frontage.

Tract 5: 6.68 acres, 116 ft. road frontage.

Tract 6: 57.33 acres, Panoramic Hilltop View, balance of open field & woods, "hunting cabin", creek, 100 ft. road frontage.

POLARIS RANGER - TOOLS - FURNITURE - ANTIQUES - AND MORE

Selling For Cash or Good Check. Sale Date
FURNITURE, ANTIQUES, MISC.: Quilt Rack - Oak S&B Table-antique - Quilts, Blankets, Towels, Linens - Cherry 3-pc. Bedroom Set - Langerberger Baskets - Howard Miller Clock - Electric & Oil Lamp - Ceramic Dishes - Oak Chair Cabinet-antique - Cedar Chest - Steno - One Drawer Side Table - Oak Gun Cabinet - Rocker - Crook - Lift Chair - Leather Loveseat & Chair - Recliner - Panasonic Flat Screen 48" TV - Panasonic DVD Player - Corner Oak China Cabinet - Old Wall Telephone - Old Wall Clock - Oak Table w/4 chairs - Kitchen Houser Cabinet-Refinished Antiques - Side Table - Wood Calendar - Patio Table & Chairs - Straight Chair - Patio Couch & Chair - TV Stand - Patio Umbrella - Fosteria Glasses Punch Cups - Pitchers Dessert Plates-Sherberts - Blue fruit jars - Set of China Dogwood Pattern - Clear Glassware - Prism Candle Holder - Canister sets - Pink & Green Depression - Cast iron skillet - Pots & Pans - Decorative Plates - Cookbooks - Coca Cola Puzzle Pictures - 1947 Roger Bros Silver Plated Springme Pattern with Chest - Whirlpool Front load dryer - Maytag Commercial technology top load washer - Metal Desk - Frigidaire freezer chest - Large cedar chest - Church pew - Wall Items - Calendar - (10/21) - Old Kitchen Cabinets - Christmas Decorations - 42 Luster - Caine - Silver Collins-Kennedy Hales-Wheat Pennies-Silver Cents - Wooden Cider - 2 ceramic Klins-Olympic-Model 283/Olympic-Model 1827 - Childs rocking chair - Antique trunk - Small chest freezer - Cedar blanket chest

POLARIS RANGER, TOOLS: Polaris Ranger XP 800 AWD approx 400 hours - Kobalt miter saw - Craftsman 12" planer - Craftsman 20" scroll saw - Craftsman 1" belt sander - Craftsman 15" drill press - Craftsman 12" band saw - Chicago drill press - Ryobi 10" table saw - Weed eater - Gas Blower - Stihl FS 76 weed eater - Coleman generator - 200 amp battery charger - 2 Live traps - Saw horses - 55 Gal metal drum - Misc lawn tools - Wooden step ladder - Small floor jack - Craftsman top & bottom tool chest - Shop Vac - Simpson 3400 Pressure Washer ree - Misc hand tools - Log Chains - Router table w/ router - 6 amp batter charger - Air tank

Call Clay Sanders at 615-504-3568 For Further Information
FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2885; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pevant - 615-444-4166; or contact lender of your choice to prequalify prior to sale.
CALL TODAY! ASK FOR CLAY SANDERS OR DANIEL SAMPSON AT AGEE & JOHNSON REALTY AND AUCTION, INC.
S&B, L&L, TRIPLE P, 24 Hrs. live internet auction and live, first come first served. Bidder pays per delivery of item.
TITLE: Sale will fund a primary deed (except 2021 property taxes, paid in person with deed).
THERE ARE NO ENCUMBRANCES TO MAKE ANY AND ALL IMPROVEMENTS TO BE DONE PRIOR TO SALE DATE. BILLING: 10-15-21.
ALL ANNOUNCEMENTS MADE OUT OF SALE ARE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2920



615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

Clay Sanders

Phone (Office): 615-444-0909

Phone (Cell): 615-504-3568

Email: claysanders11@gmail.com



ABSOLUTE AUCTION

SATURDAY JULY 24, 2021

Located 1285 Sugar Flat Rd • Lebanon, TN 37087

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From Lebanon Square, take East Main Street, .8 mile, turn right on East Baddour Parkway, 433 feet, turn left on TN-141 / Trousdale Ferry Pike, 4.1 miles, turn left on Sugar Flat Road, 1.3 miles, property on right. Watch for signs!!!

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57.33 acres, *Panoramic Hilltop View*, balance of open field & woods, âhunting cabinâ, creek, 100 ft. road frontage.

Truck Tour Video:

<https://youtu.be/nX41Hbyu214>

POLARIS RANGER - TOOLS - FURNITURE - ANTIQUES - AND MORE

Selling For Cash or Good Check Sale Date

FURNITURE, ANTIQUES, MISC.:

Quilt Rack • Oak Side Table-antique • Quilts, Blankets, Towels, Linens • Cherry 3 pc. Bedroom Suit • Longerberger Baskets • Howard Miller Clock • Electric & Oil Lamps • Ceramic Dolls • Oak China Cabinet-antique • Cedar Chest • Stereo • One Drawer Side Table • Oak Gun Cabinet • Rocker • Crock • Lift Chair • Leather Loveseat & Chair • Recliner • Panasonic Flat Screen 48" TV • Panasonic DVD Player • Corner Oak China Cabinet • Old Wall Telephone • Old Wall Clock • Oak Table w/4 chairs • Kitchen Hoosier Cabinet-Refinished Antique •

Side Table • Wood Calendar • Patio Table & Chairs • Straight Chairs • Patio Couch & Chair • TV Stand • Patio Umbrella • Fostoria Glasses Punch Cups • Pitchers Dessert Plates Sherberts • Blue fruit jars • Set of China-Dogwood Pattern • Clear Glassware • Prism Candle Holder • Canister sets • Pink & Green Depression • Cast iron skillet • Pots & Pans • Decorative Plates • Cookbooks • Coca Cola Puzzle Pictures • 1847 Roger Bros Silver Plated-Springtime Pattern with Chest • Whirlpool Front load dryer • Maytag Commercial technology top load washer • Metal Desk • Frigidaire freezer chest • Large cedar chest • Church pew • Kraft Items • Ceramics • Kilts(2) • Old Kitchen Cabinets • Christmas Decorations • #2 tubs • Coins-Silver Dollars-Kennedy Halves-Wheat Pennies-Silver Cert. • Wooden Glider • 2 ceramic Kilns-Olympic-Model 283/Olympic Model 1827 • Childs rocking chair • Antique trunk • Small chest freezer • Cedar blanket chest

POLARIS RANGER, TOOLS.:

Polaris Ranger XP 800 AWD approx 400 hours • Kobalt miter saw • Craftsman 12" planer • Craftsman 20" scroll saw • Craftsman 1" belt sander • Craftsman 15" drill press • Craftsman 12" band saw • Chicago drill press • Ryobi 10" table saw • Weed eater • Gas Blower • Stihl FS 76 weed eater • Coleman generator • 200 amp battery charger • 2 Live traps • Saw horses • 55 Gal metal drum • Misc lawn tools • Wooden step ladder • Small floor jack • Craftsman top & bottom tool chest • Shop Vac • Simpson 3400 Pressure Washer-new • Misc hand tools • Log Chains • Router table w/ router • 6 amp batter charger • Air tank

Call Clay Sanders at 615-504-3568 For Further Information
Estate of Betty Gibbs

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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 2021 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.

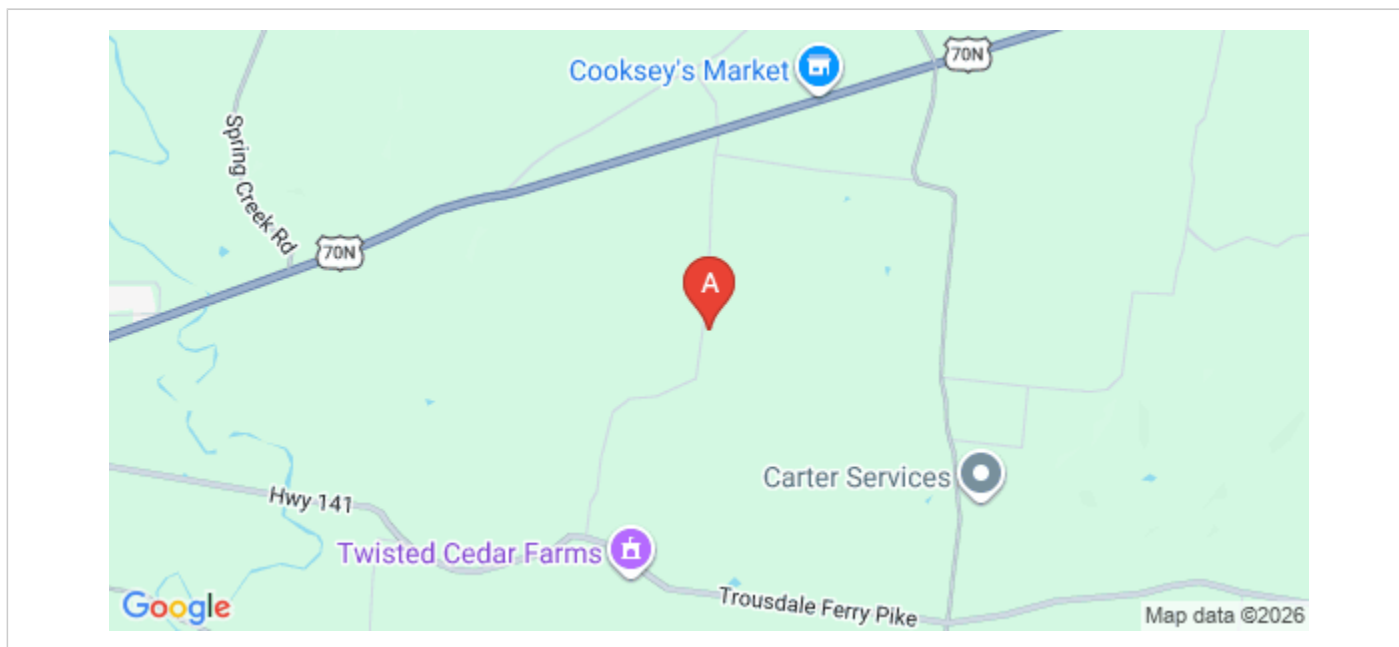
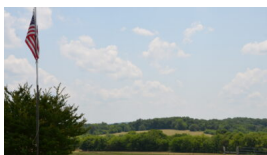
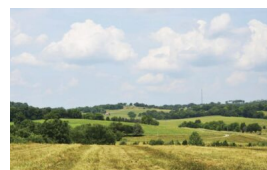
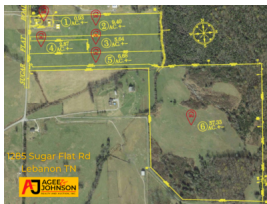
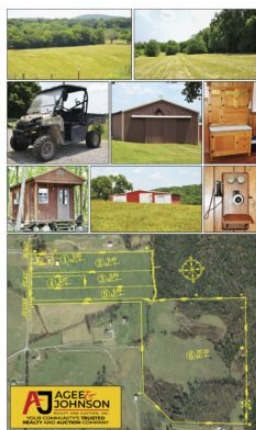
Jay White, Principal Auctioneer - License #2309

	615.444.0909
	www.AgeeAndJohnson.com

 **Contact Agee & Johnson Today!**

Auction Date 2021-07-24

Buyer's Agent Comp.	Call for Details
Address Street	1285 Sugar Flat Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	wilson
Property Status	Listed / Active
Auction Highlights	82 Acres • Brick Home • Barn • Selling in 6 Tracts Saturday July 24, 2021 starting at 10am • Absolute Auction
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

 **Restaurants:** 20+

 **Health / Medical:** 20+

 **Shopping:** 20+

 **Grocery:** 20+

 **Attractions / Things to Do:** 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	AJ's Bar & Grill	Bars	4.45 mi	(615) 547-4800	1 Review(s) 4.0
2	Four Winds Restaurant	Burgers	4.63 mi	(615) 449-9909	3 Review(s) 3.5
3	Jalisco Mexican Restaurant	Mexican	4.67 mi	(615) 449-2299	14 Review(s) 3.5
4	Uncle Petes Home Cooking	American (Traditional)	4.69 mi	(615) 449-0030	35 Review(s) 4.0
5	Subway	Sandwiches	4.74 mi	(615) 965-2420	2 Review(s) 2.5
6	Carniceria y Taqueria Jalisco 2	Mexican	4.74 mi	(615) 547-9283	1 Review(s) 5.0
7	Smack Middle Eastern Restaurant	Middle Eastern	4.74 mi	(615) 444-5200	1 Review(s) 1.0
8	New Moon BBQ	Barbeque	4.78 mi	(615) 444-7920	3 Review(s) 3.5
9	Sunrise Diner	Diners	4.94 mi	(615) 444-3606	1 Review(s) 5.0
10	City Limits Cafe	American (Traditional)	5.06 mi	(615) 886-0984	29 Review(s) 4.0
11	Lil Sista's Soulfood	Soul Food	5.12 mi	(615) 547-4565	6 Review(s) 4.5
12	David's Pizza	Pizza	5.34 mi	(615) 444-8232	24 Review(s) 2.5
13	Subway	Sandwiches	5.36 mi	(615) 453-3823	3 Review(s) 1.0
14	Split Bean Roasting	Coffee & Tea	5.37 mi	(615) 784-4058	41 Review(s) 4.5
15	Town Square Social	American (New)	5.4 mi	(615) 784-4593	129 Review(s) 4.5
16	Burger King	Burgers	5.43 mi	(615) 444-7415	8 Review(s) 1.0
17	Rice Box	Chinese	5.46 mi	(615) 449-9488	30 Review(s) 4.5
18	Belles Little Country Kitchen	Breakfast & Brunch	5.5 mi	(615) 547-6888	13 Review(s) 3.5
19	Voodoo Smokehouse	Barbeque	5.5 mi	(615) 784-4235	92 Review(s) 4.5
20	Al Basha Lounge & Restaurant	Hookah Bars	5.54 mi	(615) 784-4448	21 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	5.4 mi	(615) 449-8293	1 Review(s) 5.0
2	La Tienda Hispana	Grocery	5.6 mi	(615) 444-9859	7 Review(s) 4.5
3	Walmart Supercenter	Department Stores	5.68 mi	(615) 444-0471	21 Review(s) 2.0
4	H. G. Hill's Grocery Store	Grocery	5.78 mi		1 Review(s) 1.0
5	ALDI	Grocery	6.09 mi	(855) 955-2534	3 Review(s) 4.5
6	Kroger	Grocery	7.56 mi	(615) 449-4631	6 Review(s) 3.5
7	Publix Super Markets	Grocery	8.38 mi	(615) 444-2581	9 Review(s) 3.0
8	Three Forks Marketplace	Grocery	9.09 mi	(615) 237-9777	3 Review(s) 2.5
9	Piggly Wiggly	Grocery	12.5 mi	(615) 374-0600	1 Review(s) 3.0
10	Stagecoach General Store	Grocery	13.68 mi	(615) 452-0808	1 Review(s) 1.0
11	Quik-N-Easy Deli & Market	Grocery	13.7 mi	(615) 735-1677	1 Review(s) 4.0
12	Walmart Supercenter	Department Stores	14.37 mi	(615) 735-2049	3 Review(s) 2.5
13	Gordonsville Shoprite	Grocery	14.75 mi	(615) 683-3329	1 Review(s) 1.0
14	Publix Super Markets	Grocery	17.84 mi	(615) 758-9830	2 Review(s) 5.0
15	Publix Super Markets	Grocery	17.84 mi	(615) 758-4200	15 Review(s) 4.0
16	Houston Meat & Produce	Grocery	17.85 mi	(615) 758-7226	29 Review(s) 4.5
17	Kroger	Grocery	17.86 mi	(615) 773-8700	5 Review(s) 3.0
18	ALDI	Grocery	17.92 mi	(855) 955-2534	3 Review(s) 4.5
19	Kroger	Grocery	18.08 mi	(615) 758-3300	13 Review(s) 4.0
20	Publix	Grocery	18.16 mi	(615) 773-0250	6 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MidTenn Primary Care	Walk-in Clinics	4.81 mi	(615) 547-6699	1 Review(s) 5.0
2	Healthy Bones Chiropractic	Chiropractors	5.46 mi	(615) 549-8070	2 Review(s) 5.0
3	Smile Gallery	General Dentistry	5.46 mi	(615) 444-2069	6 Review(s) 3.5
4	Newman Dental Associates	Oral Surgeons	5.55 mi	(615) 470-8550	2 Review(s) 5.0
5	The Massage Collection	Reflexology	5.62 mi	(615) 443-1974	1 Review(s) 5.0
6	Walmart Pharmacy	Pharmacy	5.68 mi	(615) 449-0611	1 Review(s) 1.0

7	Tennessee Family Dental - Lebanon	Cosmetic Dentists	5.76 mi	(615) 444-3185	4 Review(s) 5.0
8	Aspen Dental	General Dentistry	5.84 mi	(615) 444-5447	3 Review(s) 1.0
9	Hardin Family Chiropractic	Chiropractors	5.85 mi	(615) 443-1000	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	5.87 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	5.87 mi	(615) 444-9111	1 Review(s) 5.0
12	STAR Physical Therapy	Physical Therapy	5.98 mi	(615) 443-4938	3 Review(s) 3.5
13	Family Eye Med	Optometrists	5.98 mi	(615) 449-0541	5 Review(s) 3.5
14	John M. Pino, OD,PhD	Optometrists	5.98 mi	(615) 449-0541	1 Review(s) 5.0
15	Anycare 24	Medical Centers	6.04 mi	(615) 444-2121	3 Review(s) 3.5
16	Wilson County Chiropractic	Chiropractors	6.13 mi	(615) 449-6700	1 Review(s) 5.0
17	Troy L Long, DDS	Cosmetic Dentists	6.17 mi	(615) 444-2782	1 Review(s) 5.0
18	Flawless Reflection	Weight Loss Centers	6.23 mi	(615) 489-6949	2 Review(s) 3.0
19	Strauss William T DC	Chiropractors	6.23 mi	(615) 444-5335	1 Review(s) 5.0
20	Johnson Bruce L DDS	Oral Surgeons	6.38 mi	(615) 444-0065	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	The Dancing Lights Of Christmas	Kids Activities	4.57 mi		13 Review(s) 3.0
2	Sellers State Farm Archaeological Area	Parks	4.58 mi		1 Review(s) 3.0
3	The Gun Room	Sporting Goods	4.85 mi	(615) 453-6030	6 Review(s) 5.0
4	Wilkie's Outfitters	Rafting/Kayaking	5.4 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	5.53 mi	(804) 305-2321	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	5.78 mi	(615) 506-0428	1 Review(s) 5.0
7	Jimmy Floyd Family Life Center	Fitness & Instruction	5.81 mi	(615) 453-4545	4 Review(s) 3.5
8	Pro Bowling Center	Bowling	5.94 mi	(615) 449-3898	6 Review(s) 3.5
9	Don Fox Park	Parks	6.51 mi	(615) 449-0303	10 Review(s) 4.0
10	Anytime Fitness	Gyms	6.64 mi	(615) 547-4736	7 Review(s) 4.5
11	Planet Fitness	Gyms	6.8 mi	(615) 994-6905	2 Review(s) 3.0
12	Julia's Body Shop	Trainers	7.37 mi	(615) 828-5385	2 Review(s) 5.0
13	Premier Martial Arts	Martial Arts	7.71 mi	(615) 443-4783	1 Review(s) 5.0
14	Pro Pools	Swimming Pools	7.79 mi	(888) 352-7582	14 Review(s) 1.5
15	Maple Hill Road Driving Range	Golf	8.04 mi	(615) 444-4833	2 Review(s) 2.5
16	World Classic Martial Arts	Martial Arts	8.2 mi	(615) 547-9606	1 Review(s) 5.0
17	Lazy Day Horse Farm	Horse Boarding	8.39 mi	(615) 403-7528	1 Review(s) 5.0
18	Sports Village Fitness	Gyms	8.67 mi	(615) 449-0031	10 Review(s) 4.0
19	Body Kneads	Skin Care	9.61 mi	(615) 449-7880	20 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	10.35 mi	(615) 449-2373	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	1.44 mi	(615) 444-7742	1 Review(s) 4.0
2	Lebanon Distributing	Building Supplies	4.53 mi	(615) 444-7060	1 Review(s) 5.0
3	The Tobacco Shoppe	Tobacco Shops	4.58 mi	(615) 449-2982	1 Review(s) 5.0
4	Ferguson HVAC Supply	Kitchen & Bath	4.69 mi	(615) 444-9359	1 Review(s) 5.0
5	Dollar General Store	Discount Store	4.82 mi	(615) 443-0505	1 Review(s) 5.0
6	The Gun Room	Sporting Goods	4.85 mi	(615) 453-6030	6 Review(s) 5.0
7	Nana's Plant Farm	Nurseries & Gardening	4.85 mi	(615) 444-8733	3 Review(s) 4.5
8	JR Mowers Sales & Service	Landscaping	4.88 mi	(615) 784-4006	3 Review(s) 3.5
9	Sunshine Flowers & Gifts	Florists	5.19 mi	(615) 444-4038	4 Review(s) 1.0
10	Haven House Thrift Shop	Thrift Stores	5.3 mi	(615) 965-2706	3 Review(s) 3.5
11	IBROKEIT	Mobile Phone Repair	5.31 mi	(615) 547-9504	4 Review(s) 4.0
12	Gimme A \$5	Discount Store	5.32 mi	(615) 547-6005	5 Review(s) 3.0
13	The Western Look	Shoe Stores	5.32 mi	(615) 547-7159	3 Review(s) 5.0
14	Ed's Coins	Gold Buyers	5.36 mi	(615) 444-1382	2 Review(s) 3.0
15	3:Sixteen	Gift Shops	5.37 mi	(615) 547-9131	1 Review(s) 5.0
16	DT's Used Appliances	Appliances	5.39 mi	(615) 470-3070	1 Review(s) 5.0
17	Screen Door	Antiques	5.39 mi	(615) 453-5222	1 Review(s) 4.0
18	Eden's Edge Boutique	Women's Clothing	5.39 mi	(615) 470-8537	1 Review(s) 5.0
19	Needful Things	Antiques	5.39 mi	(615) 547-6364	1 Review(s) 5.0
20	Butter Churn	Antiques	5.4 mi		3 Review(s) 4.0