

4 Properties Selling at 3 Locations

Lebanon, TN 37087

SOLD!

Auction
07/31/2021 10:00 am

ABSOLUTE AUCTION

**Saturday
July 31, 2021
Beginning @ 10:00 AM**

FOUR (4) PROPERTIES - SELLING AT 3 LOCATIONS

10:00 AM - 23 +/- ACRES - 2 TRACTS - ROGERS LN., LEBANON



23 BEAUTIFUL ACRES SELLING IN 2 TRACTS

Tract 7: 9.27 acres, 50' road frontage, wooded entrance opens up into large open field, 4 bedroom septic approval, utility water available.

Tract 11: 13.85 acres, 50' road frontage, wooded entrance, mostly open land, borders cedar creek on back, 3 bedroom septic approval, utility water at road.

Open for inspection daily.

11:00 AM - BRICK HOUSE & LOT - 1289 HUNTERS POINT PK., LEBANON

BRICK RANCH HOUSE

Home situated on .52 +/- acre, 4 bedroom, 2 bath, paved driveway. Currently renting for \$1295 per month. Zoned R29 - Medium Density Residential. City utilities. Ideal for home or investment!

Can be viewed 1 hour prior to auction, sale date only.



11:30 AM - COMMERCIAL BLDG. - 1110 N. CUMBERLAND ST., LEBANON



COMMERCIAL BUILDING IN GREAT LOCATION

1500 square feet commercial building on corner lot has an average daily traffic count of over 10K cars per day. Zoned CG - Commercial General. Currently Renting for \$2955 per month.

Can be viewed 1 hour prior to auction, sale date only.

Call Jim Agee at 615-444-0909 For Further Information

Financing: Available through Wilson Bank & Trust - Daniel Swanson (615-444-2055) or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penzel - 615-444-4186; or contact lender of your choice to prequalify prior to sale.
SELLER: Tennessee State Auction Company, Inc. (TSAC) is a licensed auctioneer. The property is sold "AS IS" without warranty. The buyer is responsible for all taxes and fees.
SALE DATE: 10:00 AM on 7/31/2021. All properties are sold on a "lot-to-lot" basis. Bids are accepted until 10:00 AM on 7/31/2021.
TERMS: Cash or 30-day financing available. All properties are sold on a "lot-to-lot" basis. Bids are accepted until 10:00 AM on 7/31/2021.
LEAD-BASED PROPERTY DISCLOSURE: If you are a lead-based paint hazard, you must check prior to sale date. Buyer to sign inspection waiver sale date.
DISCLOSURE: THIS IS AN AUCION. ALL INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED. By This, Private Auction - Lotter #230



AGEE & JOHNSON
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com

Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY JULY 31, 2021 • BEGINNING at 10AM

LOCATIONS

Progressive Absolute Auction beginning at 10:00am on Saturday July 31, 2021

10:00am: 2 Tracts 23 +/- Acres Rogers Lane • Lebanon TN

11:00am: 1289 Hunters Point Pike • Lebanon TN

11:30am: 1110 N Cumberland St • Lebanon TN

10:00 AM - 23 +/- ACRES - 2 TRACTS - ROGERS LN., LEBANON

10:00am - 2 Tracts 23 +/- Acres Rogers Lane • Lebanon TN



23 BEAUTIFUL ACRES • SELLING IN 2 TRACTS

Tract 7:

9.27 acres, 50' road frontage, wooded entrance opens up into large open field, 4 bedroom septic approval, utility water available.

Tract 11:

13.85 acres, 50' road frontage, wooded entrance, mostly open land, borders cedar creek on back, 3 bedroom septic approval, utility water at road.

Open for inspection daily.

Truck Tour Video:

<https://youtu.be/zNP7nSvbTcQ>



11:00 AM - BRICK HOUSE & LOT - 1289 HUNTERS POINT PK., LEBANON

11:00am - Brick House & Lot • 1289 Hunters Point Pike • Lebanon TN



BRICK RANCH HOUSE

Home situated on .52 +/- acre, 4 bedroom, 2 bath, paved driveway.

Currently renting for \$1295 per month. Zoned RD9 - Medium Density Residential.

City utilities. Ideal for home or investment!

Can be viewed 1 hour prior to auction, sale date only.



11:30 AM - COMMERCIAL BLDG. - 1110 N. CUMBERLAND ST., LEBANON

**11:30am - Commercial Building • 1110 N Cumberland St •
Lebanon TN**



COMMERCIAL BUILDING IN GREAT LOCATION

1500 square feet commercial building on corner lot has an average daily traffic count of over 10K cars per day.

Zoned CG - Commercial General.

Currently Renting for \$995 per month.

Can be viewed 1 hour prior to auction, sale date only.



**ABSOLUTE
AUCTION**

**Saturday
July 31, 2021
Beginning @ 10:00 AM**

**Call Jim Agee 615-444-0909
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



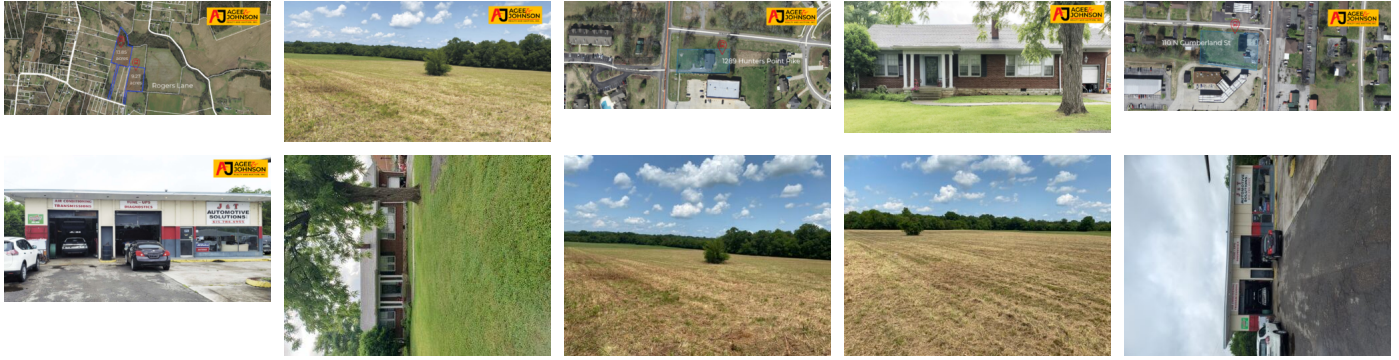
615.444.0909

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

| | |
|----------------------------|--|
| Auction Date | 2021-07-31 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 4 Properties Selling at 3 Locations |
| Address City | Lebanon |
| Address State | TN |
| Address Zipcode | 37087 |
| County | Wilson |
| Property Type | Residential |
| Property Status | Listed / Active |
| Auction Highlights | 4 Properties Selling in 3 Locations Absolute Auction Saturday July 31, 2021 at 10am |
| 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 | Sammy B's | American (New) | 0.15 mi | (615) 547-4550 | 91 Review(s) 4.0 |
| 2 | Sake Japanese Grill | Japanese | 0.44 mi | (615) 453-1566 | 50 Review(s) 3.5 |
| 3 | J. Clayborn's | Delis | 0.44 mi | (615) 784-4055 | 35 Review(s) 4.5 |
| 4 | The Smoke House by Hoite's | Barbeque | 0.46 mi | (615) 444-8300 | 1 Review(s) 3.0 |
| 5 | Domino's Pizza | Pizza | 0.49 mi | (615) 449-3733 | 20 Review(s) 2.0 |
| 6 | Pop's Coffee Shop | Coffee & Tea | 0.5 mi | (615) 450-8629 | 4 Review(s) 5.0 |
| 7 | Sonic Drive-In | Fast Food | 0.52 mi | (615) 449-3034 | 13 Review(s) 2.5 |
| 8 | Guadalajara Taqueria Y Carniceria | Tacos | 0.52 mi | (615) 449-8237 | 58 Review(s) 4.5 |
| 9 | New China II Restaurant | Chinese | 0.52 mi | (615) 449-4535 | 1 Review(s) 1.0 |
| 10 | Mr Panchos Mexican Restaurant | Mexican | 0.52 mi | (615) 443-3995 | 26 Review(s) 3.5 |
| 11 | Painturo's | Pizza | 0.53 mi | (615) 443-8444 | 59 Review(s) 4.5 |
| 12 | China Wok | Chinese | 0.57 mi | (615) 443-3338 | 4 Review(s) 2.5 |
| 13 | Los Compadres Mexican Restaurant | Mexican | 0.57 mi | (615) 443-4697 | 37 Review(s) 3.5 |
| 14 | Hardee's | Fast Food | 0.6 mi | (615) 444-8241 | 6 Review(s) 2.5 |
| 15 | Captain D's | Seafood | 0.62 mi | (615) 449-1966 | 2 Review(s) 2.0 |
| 16 | Wildberry | Cafes | 0.75 mi | (615) 547-4494 | 13 Review(s) 4.5 |

| | | | | | |
|----|----------------------------------|------------|---------|----------------|------------------|
| 17 | Speedy Burrito Lebanon Tennessee | Mexican | 0.77 mi | (615) 784-4071 | 74 Review(s) 4.5 |
| 18 | Burger King | Burgers | 0.78 mi | (615) 449-8644 | 9 Review(s) 1.5 |
| 19 | Rockin Mike's Restaurant | Sandwiches | 0.79 mi | (615) 547-4993 | 1 Review(s) 4.0 |
| 20 | Jersey Mike's Subs | Sandwiches | 0.84 mi | (615) 444-9886 | 8 Review(s) 3.5 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|----------------------------|-------------------|----------|----------------|------------------|
| 1 | Al's Foodland | Grocery | 1.13 mi | (615) 449-8293 | 1 Review(s) 5.0 |
| 2 | La Tienda Hispana | Grocery | 1.15 mi | (615) 444-9859 | 7 Review(s) 4.5 |
| 3 | Kroger | Grocery | 1.23 mi | (615) 449-4631 | 6 Review(s) 3.5 |
| 4 | ALDI | Grocery | 1.9 mi | (855) 955-2534 | 3 Review(s) 4.5 |
| 5 | Walmart Supercenter | Department Stores | 1.9 mi | (615) 444-0471 | 21 Review(s) 2.0 |
| 6 | Publix Super Markets | Grocery | 2.11 mi | (615) 444-2581 | 9 Review(s) 3.0 |
| 7 | H. G. Hill's Grocery Store | Grocery | 4.18 mi | | 1 Review(s) 1.0 |
| 8 | Houston Meat & Produce | Grocery | 11.53 mi | (615) 758-7226 | 29 Review(s) 4.5 |
| 9 | Publix Super Markets | Grocery | 11.54 mi | (615) 758-9830 | 2 Review(s) 5.0 |
| 10 | Publix Super Markets | Grocery | 11.54 mi | (615) 758-4200 | 15 Review(s) 4.0 |
| 11 | Kroger | Grocery | 11.55 mi | (615) 773-8700 | 5 Review(s) 3.0 |
| 12 | ALDI | Grocery | 11.66 mi | (855) 955-2534 | 3 Review(s) 4.5 |
| 13 | Kroger | Grocery | 11.88 mi | (615) 758-3300 | 13 Review(s) 4.0 |
| 14 | Publix | Grocery | 11.98 mi | (615) 773-0250 | 6 Review(s) 4.5 |
| 15 | Walmart Supercenter | Grocery | 12.06 mi | (615) 758-1121 | 9 Review(s) 3.0 |
| 16 | Cedar Creek Market | Grocery | 12.33 mi | (615) 773-6006 | 1 Review(s) 4.0 |
| 17 | Stagecoach General Store | Grocery | 12.41 mi | (615) 452-0808 | 1 Review(s) 1.0 |
| 18 | Rice's Country Ham Store | Grocery | 12.45 mi | (615) 758-2362 | 6 Review(s) 5.0 |
| 19 | Three Forks Marketplace | Grocery | 12.75 mi | (615) 237-9777 | 3 Review(s) 2.5 |
| 20 | Cook's Star Market | Grocery | 13.26 mi | (615) 444-9992 | 1 Review(s) 5.0 |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--------------------------------------|---------------------|----------|----------------|-----------------|
| 1 | Troy L Long, DDS | Cosmetic Dentists | 0.19 mi | (615) 444-2782 | 1 Review(s) 5.0 |
| 2 | Flawless Reflection | Weight Loss Centers | 0.26 mi | (615) 489-6949 | 2 Review(s) 3.0 |
| 3 | Strauss William T DC | Chiropractors | 0.26 mi | (615) 444-5335 | 1 Review(s) 5.0 |
| 4 | Johnson Bruce L DDS | Oral Surgeons | 0.28 mi | (615) 444-0065 | 1 Review(s) 5.0 |
| 5 | Benson Orthodontics | Oral Surgeons | 0.35 mi | (615) 449-0895 | 1 Review(s) 5.0 |
| 6 | Family Eye Med | Optometrists | 0.36 mi | (615) 449-0541 | 5 Review(s) 3.5 |
| 7 | John M. Pino, OD,PhD | Optometrists | 0.36 mi | (615) 449-0541 | 1 Review(s) 5.0 |
| 8 | STAR Physical Therapy | Physical Therapy | 0.37 mi | (615) 443-4938 | 3 Review(s) 3.5 |
| 9 | Kids Care Walk-in Urgent Care Clinic | Pediatricians | 0.46 mi | (615) 453-1252 | 4 Review(s) 3.0 |
| 10 | Wilson County Chiropractic | Chiropractors | 0.47 mi | (615) 449-6700 | 1 Review(s) 5.0 |
| 11 | Serenity Dental | General Dentistry | 0.53 mi | (615) 444-3932 | 3 Review(s) 4.5 |
| 12 | Lebanon Dental Excellence | General Dentistry | 0.53 mi | (615) 444-2262 | 3 Review(s) 3.5 |
| 13 | Urban Physical Therapy | Physical Therapy | 0.66 mi | (615) 444-9400 | 1 Review(s) 5.0 |
| 14 | Gallaher John OD | Optometrists | 0.67 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 15 | Gallaher EyeCare | Optometrists | 0.67 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 16 | Hardin Family Chiropractic | Chiropractors | 0.71 mi | (615) 443-1000 | 1 Review(s) 5.0 |
| 17 | Take Care Clinic | Medical Centers | 0.72 mi | (866) 825-3227 | 1 Review(s) 3.0 |
| 18 | Lebanon Dental | General Dentistry | 0.74 mi | (615) 449-8800 | 1 Review(s) 5.0 |
| 19 | Haynie Family Dentistry | General Dentistry | 0.74 mi | (615) 449-8800 | 1 Review(s) 5.0 |
| 20 | CVS Pharmacy | Drugstores | 0.75 mi | (615) 444-4471 | 3 Review(s) 2.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|---|--------------------------------|-----------------------|----------|----------------|------------------|
| 1 | Don Fox Park | Parks | 0.26 mi | (615) 449-0303 | 10 Review(s) 4.0 |
| 2 | Pro Bowling Center | Bowling | 0.41 mi | (615) 449-3898 | 6 Review(s) 3.5 |
| 3 | Planet Fitness | Gyms | 0.48 mi | (615) 994-6905 | 2 Review(s) 3.0 |
| 4 | David Deaton Karate Studios | Martial Arts | 0.49 mi | (615) 547-1754 | 3 Review(s) 5.0 |
| 5 | Jimmy Floyd Family Life Center | Fitness & Instruction | 0.55 mi | (615) 453-4545 | 4 Review(s) 3.5 |
| 6 | Guardian MMA Lebanon | Brazilian Jiu-jitsu | 0.58 mi | (615) 506-0428 | 1 Review(s) 5.0 |
| 7 | Julia's Body Shop | Trainers | 1.04 mi | (615) 828-5385 | 2 Review(s) 5.0 |
| 8 | Wilkies Outfitters | Rafting/Kayaking | 1.1 mi | (615) 784-4179 | 1 Review(s) 5.0 |

| | | | | | |
|----|--|---------------------|---------|----------------|------------------|
| 9 | Profectus Jiu-jitsu Lebanon | Brazilian Jiu-jitsu | 1.11 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 10 | Premier Martial Arts | Martial Arts | 1.4 mi | (615) 443-4783 | 1 Review(s) 5.0 |
| 11 | Pro Pools | Swimming Pools | 1.46 mi | (888) 352-7582 | 14 Review(s) 1.5 |
| 12 | World Classic Martial Arts | Martial Arts | 1.89 mi | (615) 547-9606 | 1 Review(s) 5.0 |
| 13 | The Dancing Lights Of Christmas | Kids Activities | 2.33 mi | | 13 Review(s) 3.0 |
| 14 | Sports Village Fitness | Gyms | 2.42 mi | (615) 449-0031 | 10 Review(s) 4.0 |
| 15 | The Gun Room | Sporting Goods | 2.58 mi | (615) 453-6030 | 6 Review(s) 5.0 |
| 16 | Maple Hill Road Driving Range | Golf | 2.81 mi | (615) 444-4833 | 2 Review(s) 2.5 |
| 17 | Anytime Fitness | Gyms | 2.99 mi | (615) 547-4736 | 7 Review(s) 4.5 |
| 18 | Body Kneads | Skin Care | 3.41 mi | (615) 449-7880 | 20 Review(s) 4.5 |
| 19 | Young's Performance Skis & Cycles | Jet Skis | 4.74 mi | (615) 449-2373 | 1 Review(s) 1.0 |
| 20 | Sellars State Farm Archaeological Area | Parks | 5.04 mi | | 1 Review(s) 3.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---------------------------------|-------------------------------|----------|----------------|------------------|
| 1 | Sea of Silver and Sass | Women's Clothing | 0.31 mi | (615) 788-4503 | 1 Review(s) 4.0 |
| 2 | Smiths Furniture Galleria | Furniture Stores | 0.36 mi | (615) 444-2864 | 5 Review(s) 4.0 |
| 3 | Family Eye Med | Optometrists | 0.36 mi | (615) 449-0541 | 5 Review(s) 3.5 |
| 4 | Cash 2 Go | Title Loans | 0.43 mi | (615) 547-2562 | 1 Review(s) 5.0 |
| 5 | Pawnmax | Pawn Shops | 0.44 mi | (615) 547-6015 | 1 Review(s) 1.0 |
| 6 | Custom Color | Photography Stores & Services | 0.48 mi | (615) 444-5758 | 3 Review(s) 3.5 |
| 7 | D.T. McCall & Sons | Furniture Stores | 0.48 mi | (615) 453-5767 | 9 Review(s) 2.5 |
| 8 | 4EverEcig | Vape Shops | 0.49 mi | (615) 470-8233 | 3 Review(s) 3.5 |
| 9 | Big Lots | Department Stores | 0.49 mi | (615) 443-1340 | 1 Review(s) 2.0 |
| 10 | AJ'S Flowers And Gifts | Gift Shops | 0.52 mi | (615) 449-6262 | 2 Review(s) 5.0 |
| 11 | Wiggins Jewelers | Jewelry | 0.54 mi | (615) 444-3975 | 3 Review(s) 5.0 |
| 12 | Gallaher EyeCare | Optometrists | 0.67 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 13 | Walgreens | Drugstores | 0.72 mi | (615) 449-4330 | 6 Review(s) 2.5 |
| 14 | Marti & Liz's Discount Shoes | Shoe Stores | 0.74 mi | (615) 449-2629 | 6 Review(s) 3.0 |
| 15 | Lebanon Gun Shop | Guns & Ammo | 0.74 mi | (615) 547-9600 | 4 Review(s) 3.5 |
| 16 | CVS Pharmacy | Drugstores | 0.75 mi | (615) 444-4471 | 3 Review(s) 2.0 |
| 17 | Friends In Stitches | Jewelry | 0.78 mi | (615) 453-2221 | 2 Review(s) 5.0 |
| 18 | Winfrey's Rone Jewelry | Jewelry | 0.79 mi | (615) 444-8391 | 3 Review(s) 2.0 |
| 19 | Bargain Hunt | Discount Store | 0.8 mi | (615) 547-1654 | 7 Review(s) 3.5 |
| 20 | Cracker Barrel Corporate Office | Flowers & Gifts | 0.82 mi | (615) 444-5533 | 10 Review(s) 2.0 |