



# 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**



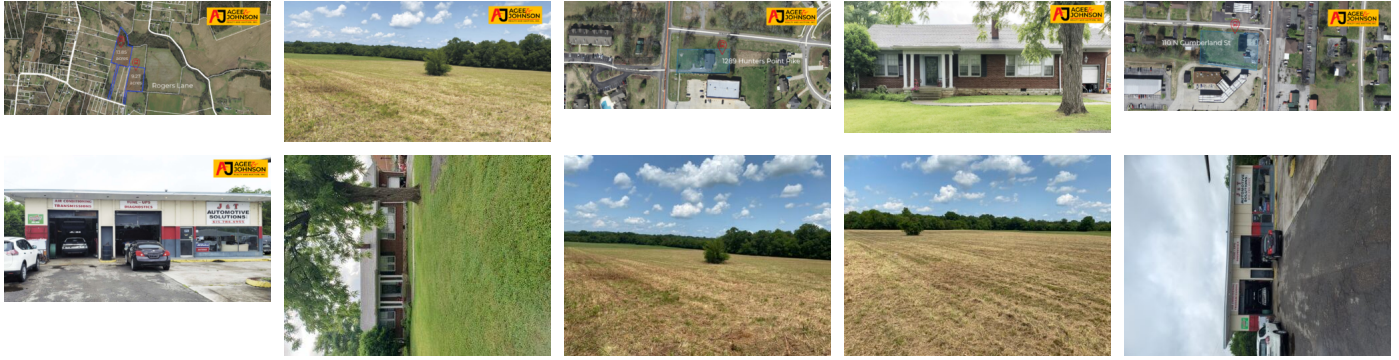
**615.444.0909**

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



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2021-07-31
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	4 Properties Selling at 3 Locations
<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>	4 Properties Selling in 3 Locations Absolute Auction Saturday July 31, 2021 at 10am
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	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	Gallagher John OD	Optometrists	0.67 mi	(615) 444-9111	1 Review(s) 5.0
15	Gallagher 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