

2035 Lebanon Rd Lebanon, TN 37087

SOLD!

Auction
08/05/2021 6:00 pm

ABSOLUTE AUCTION	Thursday August 5, 2021 6:00 PM
2035 LEBANON ROAD, LEBANON, TN 37087 <small>Directions: From Historic Lebanon Square travel west on West Main Street for 4 miles, house will be on your right. Watch for signs!!!</small>	
BRICK HOUSE - 1.3 +/- ACRE LOT "READY FOR RENOVATION"	
  	
<small>Great location! West side of Lebanon with commercial potential. 2,123 sq. ft., 4 bedroom, 2 bath brick house sitting on 1.3 +/- acre lot, garage apartment. Home in need of complete renovation.</small>	
HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS "OPPORTUNITY IS KNOCKING" YOU WON'T WANT TO MISS THIS AUCTION!	
<small>Call Jim Agee at 615-444-0909 For Further Information Ed & Susie James - Owners</small>	
<small>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 Pennell - 615-444-4166; or contact lender of your choice to prequalify prior to sale. COVID-19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event is postponed or canceled due to any other communicable disease. SALE TERMS: CASH AT CLOSING 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; provide 2021 property taxes; give possession with deed. LEAD BASED PAIN: TO BE DISCLOSED: You will be called prior to 10:30am, certain lead based paint tests for mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspector waiver 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 FEASIBLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2330</small>	
 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

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Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

THURSDAY AUGUST 5, 2021 @ 6:00PM

**LOCATION 2035 LEBANON RD • LEBANON TN
37087**

DIRECTIONS:

From Historic Lebanon Square travel west on West Main Street for 4 miles, house will be on your right. Watch for signs!!!

THURSDAY EVENING AUCTION

4 BEDROOM • 2 BATH CONVENIENT LOCATION!

Great location! West side of Lebanon with commercial potential.

2,123 sq. ft., 4 bedroom, 2 bath brick house sitting on 1.3 +/- acre lot, garage apartment.

Home in need of complete renovation.

READY FOR RENOVATION

Ideal for Owner or Investor - Flipper or Renovator This is a great opportunity!!

HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS
"OPPORTUNITY IS KNOCKING"
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**ABSOLUTE
AUCTION**

**Thursday
August 5, 2021
6:00 PM**

Call Jim Agee at 615-444-0909

For Further Information

Ed & Susie James - Owners

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.

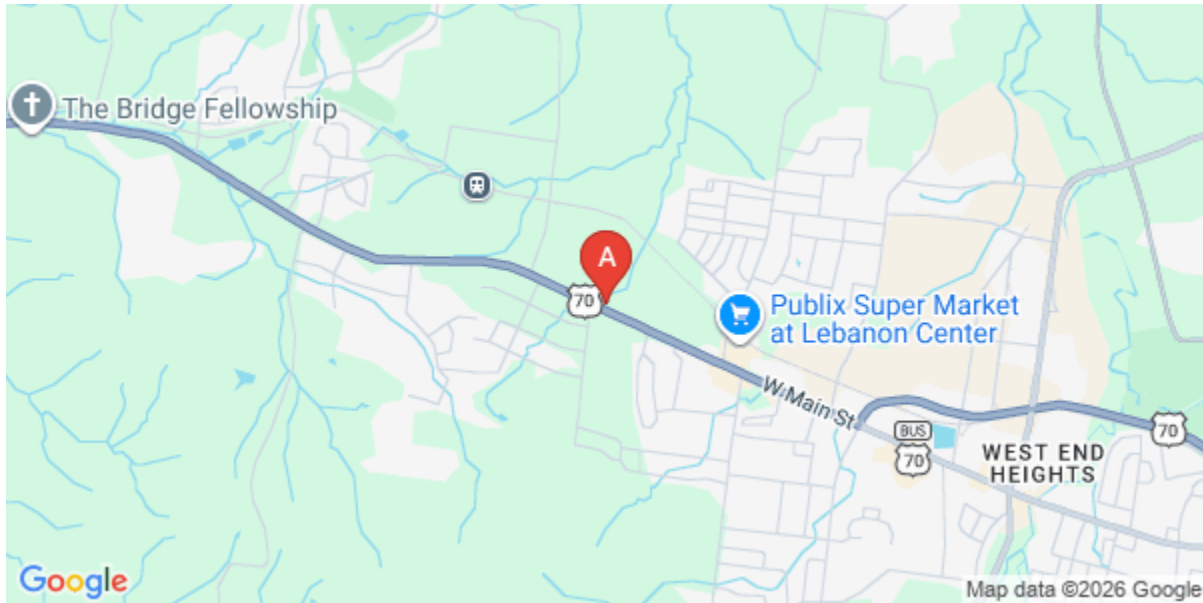
Jay White, Principal Auctioneer - License #2309

 <p>AGEE & JOHNSON REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p>615.444.0909</p> <p>www.AgeeAndJohnson.com</p>
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Contact **Agee & Johnson** Today!

Auction Date	2021-08-05
Buyer's Agent Comp.	Call for Details
Address Street	2035 Lebanon Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction • Thursday August 5, 2021 @ 6pm 2035 Lebanon Rd • Lebanon TN
Auction Time Start	6:00 pm
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](https://www.yelp.com)

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Snow White Drive In	American (Traditional)	0.59 mi	(615) 443-4299	97 Review(s) 4.0
2	1 China	Chinese	0.63 mi	(615) 965-2937	7 Review(s) 3.5
3	Body Kneads	Skin Care	0.64 mi	(615) 449-7880	20 Review(s) 4.5
4	Taco Bell	Mexican	0.84 mi	(615) 453-4225	6 Review(s) 3.5
5	Pizza Hut	Italian	0.93 mi	(615) 449-3875	7 Review(s) 3.0
6	Dairy Queen Grill & Chill	Burgers	1.23 mi	(615) 239-3505	7 Review(s) 2.5
7	Frankie's Cafe	Cafes	1.32 mi	(615) 449-3140	7 Review(s) 3.5
8	Arby's	Fast Food	1.44 mi	(615) 444-6044	7 Review(s) 2.5
9	Jimmy John's	Sandwiches	1.49 mi	(615) 784-4700	3 Review(s) 3.0
10	Wendy's	Burgers	1.5 mi	(615) 444-2505	9 Review(s) 2.0
11	McDonald's	Fast Food	1.55 mi	(615) 449-1833	16 Review(s) 1.0
12	China Wok	Chinese	1.62 mi	(615) 443-2266	14 Review(s) 2.5
13	Honey Baked Ham Company	Meat Shops	1.62 mi	(615) 443-4267	8 Review(s) 3.0
14	Krystal	Burgers	1.63 mi	(615) 444-7587	7 Review(s) 2.0
15	Papa Murphy's	Pizza	1.64 mi	(615) 444-9211	4 Review(s) 4.0
16	Mangos Mexican Restaurant	Mexican	1.64 mi	(615) 470-8289	47 Review(s) 3.5
17	Subway Restaurants	Sandwiches	1.7 mi	(615) 443-3400	4 Review(s) 3.0
18	Stroud's Barbeque	Barbeque	1.76 mi	(615) 444-6695	26 Review(s) 3.5
19	Little Caesars Pizza	Pizza	1.82 mi	(615) 444-9969	7 Review(s) 4.0

20 Fat Mo's Burgers 1.88 mi (615) 547-4571 16 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	0.67 mi	(615) 444-2581	10 Review(s) 3.5
2	Kroger	Grocery	1.66 mi	(615) 449-4631	6 Review(s) 3.5
3	Al's Foodland	Grocery	3.63 mi	(615) 449-8293	1 Review(s) 5.0
4	La Tienda Hispana	Grocery	3.84 mi	(615) 444-9859	7 Review(s) 4.5
5	ALDI	Grocery	4.16 mi	(855) 955-2534	3 Review(s) 4.5
6	Walmart Supercenter	Department Stores	4.37 mi	(615) 444-0471	21 Review(s) 2.0
7	H. G. Hill's Grocery Store	Grocery	5.39 mi		1 Review(s) 1.0
8	Publix Super Markets	Grocery	8.8 mi	(615) 758-9830	2 Review(s) 5.0
9	Publix Super Markets	Grocery	8.81 mi	(615) 758-4200	15 Review(s) 4.0
10	Houston Meat & Produce	Grocery	8.82 mi	(615) 758-7226	29 Review(s) 4.5
11	Kroger	Grocery	8.83 mi	(615) 773-8700	5 Review(s) 3.0
12	ALDI	Grocery	9.32 mi	(855) 955-2534	3 Review(s) 4.5
13	Cedar Creek Market	Grocery	9.54 mi	(615) 773-6006	1 Review(s) 3.0
14	Kroger	Grocery	9.65 mi	(615) 758-3300	13 Review(s) 4.0
15	Walmart Supercenter	Grocery	9.67 mi	(615) 758-1121	9 Review(s) 3.0
16	Rice's Country Ham Store	Grocery	9.72 mi	(615) 758-2362	6 Review(s) 5.0
17	Publix	Grocery	9.78 mi	(615) 773-0250	6 Review(s) 4.5
18	Cook's Star Market	Grocery	11.4 mi	(615) 444-9992	1 Review(s) 5.0
19	Stagecoach General Store	Grocery	11.98 mi	(615) 452-0808	1 Review(s) 1.0
20	Publix Super Markets	Grocery	12.04 mi	(615) 451-6285	9 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	CareNow	Urgent Care	0.63 mi	(615) 938-7171	7 Review(s) 4.5
2	Optometric Physicians of Middle Tennessee	Optometrists	0.69 mi	(615) 444-2359	2 Review(s) 3.0
3	Lebanon Dental Care	General Dentistry	0.69 mi	(615) 784-4330	3 Review(s) 1.5
4	Vanderbilt Eye Institute	Ophthalmologists	0.8 mi		3 Review(s) 2.5
5	Pinnacle Dermatology- Lebanon	Dermatologists	0.81 mi	(615) 994-8201	1 Review(s) 1.0
6	Be Still & Breathe Salt Wellness Center	Halotherapy	0.93 mi	(615) 470-8500	3 Review(s) 4.5
7	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	0.96 mi	(615) 449-3222	6 Review(s) 5.0
8	The Town Doctor - Direct Primary Care	Family Practice	0.99 mi	(615) 547-6930	4 Review(s) 4.0
9	Cumberland Chiropractic and Sports Medicine	Chiropractors	1 mi	(615) 444-2234	3 Review(s) 5.0
10	John Kane, MD	Pediatricians	1.06 mi	(615) 443-6833	1 Review(s) 1.0
11	Abbey Paul MD	Sports Medicine	1.06 mi	(615) 449-0990	1 Review(s) 1.0
12	Centennial Pediatrics	Doctors	1.39 mi	(615) 453-1930	1 Review(s) 1.0
13	Bradshaw Medical Clinic	Family Practice	1.39 mi	(615) 444-4126	1 Review(s) 1.0
14	Pryor Family Dentistry	Oral Surgeons	1.51 mi	(615) 444-7999	1 Review(s) 5.0
15	Patriot Dental	General Dentistry	1.51 mi	(615) 444-2034	1 Review(s) 5.0
16	Doctor's Office	Doctors	1.56 mi	(615) 453-3645	1 Review(s) 2.0
17	Womens Health Center	Obstetricians & Gynecologists	1.58 mi	(615) 449-6780	4 Review(s) 1.5
18	Neuhaus Foot & Ankle	Podiatrists	1.59 mi	(615) 219-5123	4 Review(s) 4.0
19	Witherow Orthodontics	Orthodontists	1.6 mi	(615) 754-2027	1 Review(s) 5.0
20	Lifecare Family Services	Counseling & Mental Health	1.63 mi	(615) 453-1606	2 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sports Village Fitness	Gyms	0.37 mi	(615) 449-0031	10 Review(s) 4.0
2	Body Kneads	Skin Care	0.64 mi	(615) 449-7880	20 Review(s) 4.5
3	World Classic Martial Arts	Martial Arts	0.91 mi	(615) 547-9606	1 Review(s) 5.0
4	Pro Pools	Swimming Pools	1.37 mi	(888) 352-7582	14 Review(s) 1.5
5	Premier Martial Arts	Martial Arts	1.39 mi	(615) 443-4783	1 Review(s) 5.0
6	Julia's Body Shop	Trainers	1.8 mi	(615) 828-5385	2 Review(s) 5.0
7	Maple Hill Road Driving Range	Golf	2.12 mi	(615) 444-4833	2 Review(s) 2.5
8	Planet Fitness	Gyms	2.4 mi	(615) 994-6905	2 Review(s) 3.0
9	David Deaton Karate Studios	Martial Arts	2.47 mi	(615) 547-1754	3 Review(s) 5.0
10	Young's Performance Skis & Cycles	Jet Skis	2.49 mi	(615) 449-2373	1 Review(s) 1.0
11	Don Fox Park	Parks	2.57 mi	(615) 449-0303	10 Review(s) 4.0

12	Pro Bowling Center	Bowling	3.19 mi	(615) 449-3898	6 Review(s) 3.5
13	Jimmy Floyd Family Life Center	Fitness & Instruction	3.27 mi	(615) 453-4545	4 Review(s) 3.5
14	Guardian MMA Lebanon	Brazilian Jiu-jitsu	3.37 mi	(615) 506-0428	1 Review(s) 5.0
15	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	3.84 mi	(804) 305-2321	1 Review(s) 5.0
16	Wilkie's Outfitters	Rafting/Kayaking	3.87 mi	(615) 784-4179	1 Review(s) 5.0
17	Xtreme Paintball	Paintball	4.22 mi	(615) 547-2324	8 Review(s) 3.0
18	Anytime Fitness	Gyms	4.88 mi	(615) 547-4736	7 Review(s) 4.5
19	The Dancing Lights Of Christmas	Kids Activities	5.07 mi		13 Review(s) 3.0
20	The Gun Room	Sporting Goods	5.22 mi	(615) 453-6030	6 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Optometric Physicians of Middle Tennessee	Optometrists	0.69 mi	(615) 444-2359	2 Review(s) 3.0
2	Vanderbilt Eye Institute	Ophthalmologists	0.8 mi		3 Review(s) 2.5
3	The Jewelers	Jewelry	1.27 mi	(615) 547-4444	2 Review(s) 5.0
4	Pro Pools	Swimming Pools	1.37 mi	(888) 352-7582	14 Review(s) 1.5
5	Harbor Freight	Hardware Stores	1.45 mi	(615) 453-5261	1 Review(s) 5.0
6	Harbor Freight	Hardware Stores	1.46 mi	(615) 527-4242	1 Review(s) 5.0
7	Aaron's	Electronics	1.47 mi	(615) 453-2286	2 Review(s) 1.0
8	Beauty Boutique	Cosmetics & Beauty Supply	1.5 mi	(615) 547-4468	2 Review(s) 3.0
9	Verizon	Mobile Phones	1.52 mi	(615) 443-2355	7 Review(s) 3.0
10	Tractor Supply	Hardware Stores	1.54 mi	(615) 449-4466	5 Review(s) 2.5
11	Gibbs Pharmacy	Drugstores	1.54 mi	(615) 449-3355	5 Review(s) 2.5
12	Kmart	Department Stores	1.56 mi	(615) 449-4061	6 Review(s) 2.0
13	T-Mobile	Mobile Phones	1.61 mi	(615) 784-4269	5 Review(s) 4.0
14	K2 Agriculture & Turf	Farming Equipment	1.66 mi	(615) 547-6551	3 Review(s) 2.5
15	Wilson Farmers Co-Op	Farming Equipment	1.85 mi	(615) 444-5212	1 Review(s) 5.0
16	GG's Jewelry & Gifts's	Jewelry	1.89 mi	(615) 449-8594	1 Review(s) 5.0
17	Jnr Electronics	Electronics	1.98 mi	(615) 443-1989	3 Review(s) 2.5
18	Bargain Hunt	Discount Store	2.04 mi	(615) 547-1654	7 Review(s) 3.5
19	Lebanon Gun Shop	Guns & Ammo	2.1 mi	(615) 547-9600	4 Review(s) 3.5
20	Walgreens	Drugstores	2.16 mi	(615) 449-4330	6 Review(s) 2.5