

**603 Palmer Rd**  
Lebanon, TN 37087

**SOLD!**

Auction  
04/19/2025 10:00am



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>



Listed By (Agent):

**Rick Thorne**

Phone (Office): 615-444-0909

Phone (Cell): 615-347-4285

Email: [thorneri@realtracs.com](mailto:thorneri@realtracs.com)



# **ABSOLUTE AUCTION**

**SATURDAY APRIL 19, 2025 @ 10am**

**LOCATED 603 PALMER RD • LEBANON, TN 37087**

## **DIRECTIONS:**

**From Historic Lebanon Square, travel west on West Main St./Hwy US 70-W for 5.3 miles, turn left onto Palmer Rd. Watch for signs!!!**

## **121 ACRES • SELLING IN 15 ESTATE TRACTS**

**RANGING IN SIZE 5.14 to 12.85 ACRES**

**Utility Water • Soils Tested • Septic Approved**

**121+ ACRES • SELLING IN 15 ESTATE TRACTS  
RANGING IN SIZE FROM 5.14-12.85 ACRES**



### **121 Breathtaking Acres**

Selling in 15 Tracts on the West Side of Lebanon

Close to Hamilton Springs with the Music City Star, Cafe, Fitness Center, Spa and More

Enjoy this Quiet Country Setting with Lebanon Center and Publix only two miles away

Conveniently Located close to Churches, Schools, Shopping, Golf Courses and Other Amenities

**PRIME BUILDING TRACTS**  
**UTILITY WATER • SOILS TESTED FOR SEPTIC • OPEN FOR INSPECTION**

Amazing Views, Level to Rolling Land with Open Fields and Pretty Wooded Areas

Tracts 1-13 front Palmer Road

Tract 14 fronts Preakness Place

Tract 15 fronts Amarillo Drive

**All Tracts -**

✓ Tracts 1-13 Front Palmer Rd

✓ Tract 14 Fronts Preakness Pl ✓ Tract 15 Fronts Amarillo Dr

✓ Soils Tested and Septic Approve ✓ Excellent Building Sites

✓ Level to Gently Rolling Acreage ✓ Have Utility Water Available

✓ Large Open Areas ✓ Serene Environment

✓ Mature Trees ✓ Scenic Views

[https://youtu.be/Jn8963aRwQU?si=Pu\\_v8rJotx\\_95WH4](https://youtu.be/Jn8963aRwQU?si=Pu_v8rJotx_95WH4)

**Beautiful Land  
Prime Building Tracts**

**OPEN FOR INSPECTION  
LOOK AT YOUR CONVENIENCE**

<u>Tracts 1</u> - 5.86 Acres	<u>Tracts 6</u> - 6.56 Acres	<u>Tracts 11</u> - 8.47 Acres
<u>Tracts 2</u> - 10.18 Acres	<u>Tracts 7</u> - 6.29 Acres	<u>Tracts 12</u> - 8.10 Acres
<u>Tracts 3</u> - 5.16 Acres	<u>Tracts 8</u> - 5.16 Acres	<u>Tracts 13</u> - 12.77 Acres
<u>Tracts 4</u> - 5.22 Acres	<u>Tracts 9</u> - 10.79 Acres	<u>Tracts 14</u> - 12.85 Acres Fronts Preakness Pl.
<u>Tracts 5</u> - 5.32 Acres	<u>Tracts 10</u> - 7.04 Acres	<u>Tracts 15</u> - 11.79 Acres Fronts Amarillo Dr.

**BEAUTIFUL LAND • SCENIC VIEWS  
LARGE OPEN AREAS • MATURE TREES  
SERENE ENVIRONMENT**

All Tracts Have Utility Water Available

Have been Soils Tested, Septic Approved (details sale date)

Restricted to 2,500 sq. ft. Site Built Homes

1,800 sq. ft. First Level

Barndominiums Allowed

Exceptional Building Sites

**Palmer Rd Restrictions:**

**\*\*additional pictures to be posted • please check back\*\***

**ABSOLUTE AUCTION** Saturday April 19, 2025 10:00 AM

**Call Jay White at 615.308.4421 or Rick Thorne at 615.347.4285  
For Further Information**

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

Tennessee - Matt Pillow - 615-773-0184; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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 2025 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**




**Contact Agee & Johnson Today!**

<b>Auction Date</b>	2025-04-19
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	603 Palmer Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday April 19, 2025 @ 10am 603 Palmer Rd • Lebanon TN 121+ Acres • Selling in 15 Estate Tracts Ranging in Size From 5 -12.85 Acres
<b>Auction Time Start</b>	10:00am
<b>Auction Type</b>	absolute
<b>Ignore Idx</b>	1
<b>Is Home</b>	yes
<b>Other Link</b>	<a href="http://youtu.be/Jn8963aRwQU?si=rxOoQ_FaGQ9uF1bS">http://youtu.be/Jn8963aRwQU?si=rxOoQ_FaGQ9uF1bS</a>

**ABSOLUTE AUCTION** Saturday April 19, 2025 10:00 AM  
**603 PALMER ROAD, LEBANON, TN 37087**  
 Located 7 miles from Historic Lebanon Square, close to I-75, I-24, US 70W for 3.5 miles. Call with questions. 2.5 mile, wooded lot with view of the hills!

**121+ ACRES • SELLING IN 15 ESTATE TRACTS RANGING IN SIZE FROM 5.14-12.85 ACRES**

**PRIME BUILDING TRACTS**  
 UTILITY WATER • SOILS TESTED FOR SEPTIC • OPEN FOR INSPECTION

15+ Investment Acres Selling in 15 Tracts on the West Side of Lebanon, Easy access to I-40 as well, downtown Lebanon and Mt. Juliet. Conveniently Located close to Churches, Schools, Shopping, Golf Courses and Other Amenities. Amazing Views, Level to Rolling Land with Open Fields and Pretty Wooded Areas. Tracts 1-15 From Palmer Road. Tract 16 Fronts Presidential Place, Tract 17 Fronts Amarillo Drive. Restrictions in place for 2,500 sq. ft. site-built homes with 1,600 sq. ft. on main level. BARRIERS/DRAINAGE ALLOWED.

Call Jay White at 615-444-0908 or Dick Thomas at 615-547-4381 for Further Information

**AGEE & JOHNSON**  
 REALTY AND AUCTION COMPANY  
 615.444.0908  
 www.AgeeAndJohnson.com

**121 PRIME ACRES SELLING IN 15 TRACTS**

Tract 1 - 5.86 Acres	Tract 6 - 6.56 Acres	Tract 11 - 8.47 Acres
Tract 2 - 10.39 Acres	Tract 7 - 6.29 Acres	Tract 12 - 8.10 Acres
Tract 3 - 5.18 Acres	Tract 8 - 5.16 Acres	Tract 13 - 11.77 Acres
Tract 4 - 5.22 Acres	Tract 9 - 10.79 Acres	Tract 14 - 12.85 Acres
Tract 5 - 5.32 Acres	Tract 10 - 7.04 Acres	Tract 15 - 11.79 Acres

**BEAUTIFUL LAND • SCENIC VIEWS**  
**LARGE OPEN AREAS • MATURE TREES**  
**SERENE ENVIRONMENT**

All Tracts Have Utility Water Available, have been Soils Tested, Septic Approved (details table data), and Restricted to 2,500 sq. ft. Site Built Homes, 1,600 sq. ft. First Level. BARRIERS/DRAINAGE ALLOWED. Exceptional Building Sites.

Investment Acres Sold Above \$1.5 Trillion Dollars in 2024. A Tractor and a Trailer. See how! 615-547-4381

**AGEE & JOHNSON**  
 REALTY AND AUCTION COMPANY  
 615.444.0908  
 www.AgeeAndJohnson.com



THE STATE OF TENNESSEE, COUNTY OF HAMPSHIRE, BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_ 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

STATE OF TENNESSEE  
 COUNTY OF HAMPSHIRE

My commission expires \_\_\_\_\_ 2025.

Notary Public in and for the State of Tennessee

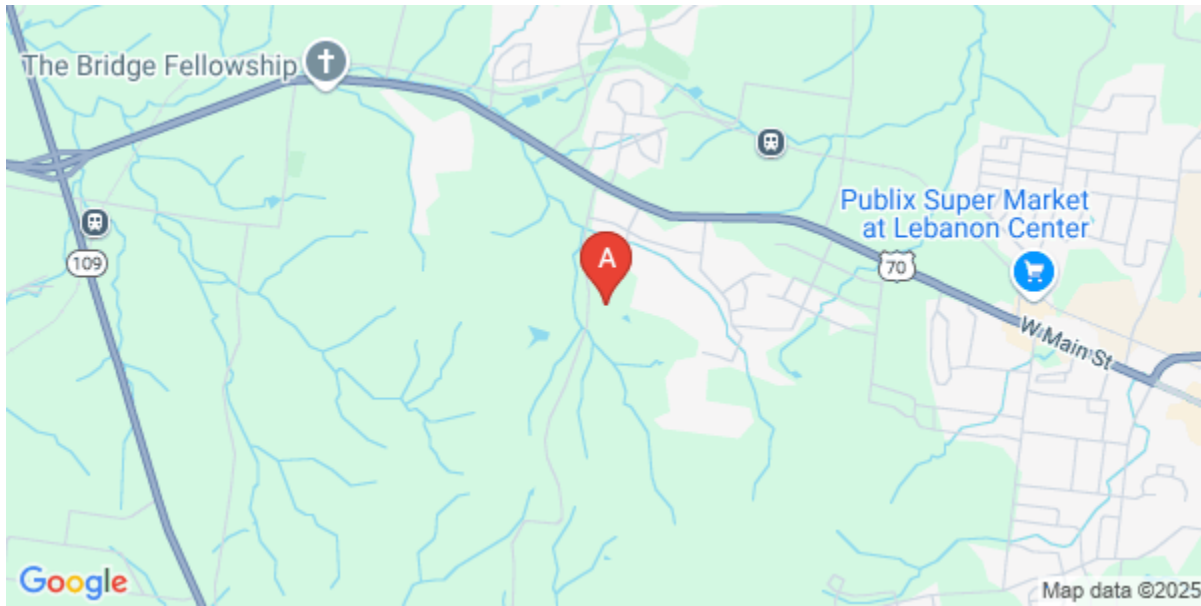
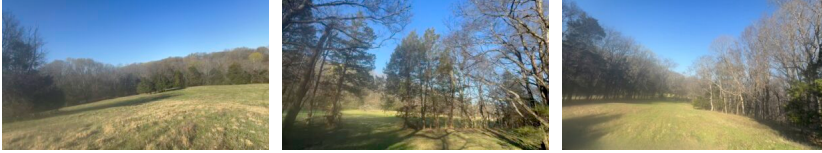
WESTSTAR PARTNERS, L.L.C. a Tennessee Limited Liability Company

STATE OF TENNESSEE  
 COUNTY OF HAMPSHIRE

My commission expires \_\_\_\_\_ 2025.

Notary Public in and for the State of Tennessee





### 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	Wendy's	Burgers	0.59 mi	(615) 866-9059	0 N/A
2	Body Kneads Coffee	Cafes	0.98 mi	(615) 965-2040	10 Review(s) 3.7
3	Frankie's Cafe	Cafes	1.91 mi	(615) 443-4299	0 N/A
4	Snow White Drive In	American	1.91 mi	(615) 443-4299	170 Review(s) 3.9
5	1 China	Chinese	2 mi	(615) 965-2937	23 Review(s) 3.9
6	Jet's Pizza	Pizza	2 mi	(615) 994-0300	2 Review(s) 3.0
7	Taco Bell	Mexican	2.16 mi	(615) 453-4225	22 Review(s) 2.9
8	Pizza Hut	Pizza	2.25 mi	(615) 449-3875	15 Review(s) 2.9
9	Dairy Queen Grill & Chill	Burgers	2.53 mi	(615) 239-3505	20 Review(s) 2.3
10	Zaxbys	Fast Food	2.66 mi	(615) 470-5816	5 Review(s) 3.2
11	Whataburger	Burgers	2.71 mi	(615) 547-2692	20 Review(s) 3.3
12	Arby's	Fast Food	2.74 mi	(615) 444-6044	13 Review(s) 2.8
13	Los Compadres	Mexican	2.75 mi	(615) 547-9526	21 Review(s) 2.3
14	Casa Azul Mexican Grill	Beer Bar	2.75 mi	(615) 470-8445	0 N/A
15	Jimmy John's	Sandwiches	2.76 mi	(615) 784-4700	14 Review(s) 3.1
16	Bellacino's Pizza & Grinders	Pizza	2.79 mi	(615) 547-1414	1 Review(s) 3.0
17	Bellacino's Pizza & Grinders	Pizza	2.79 mi	(615) 547-1414	90 Review(s) 3.6
18	Wendy's	Burgers	2.8 mi	(615) 547-4391	24 Review(s) 2.8
19	Wendy's	Burgers	2.82 mi	(615) 547-4429	18 Review(s) 2.7
20	Waffle House	Breakfast & Brunch	2.82 mi	(615) 547-0409	27 Review(s) 2.9

#### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	1.26 mi	(615) 883-4259	1 Review(s) 1.0
2	Publix Super Markets	Grocery	2.05 mi	(615) 444-2581	26 Review(s) 3.3

3	Zip's Food Mart	Grocery	2.51 mi	(615) 449-4516	0 N/A
4	Publix - Lebanon	Grocery	2.57 mi	(615) 443-4349	5 Review(s) 5.0
5	Dollar General	Grocery	2.74 mi	(615) 965-5919	1 Review(s) 1.0
6	DG Market + pOpsshelf	Discount Store	2.82 mi	(615) 965-4320	1 Review(s) 1.0
7	Kroger	Grocery	2.91 mi	(615) 449-4631	17 Review(s) 2.6
8	Lanham	Grocery	3 mi	(615) 449-7153	0 N/A
9	Bi-Lo	Drugstores	3.34 mi	(615) 453-3931	0 N/A
10	Dollar General	Grocery	3.75 mi	(615) 784-5191	1 Review(s) 1.0
11	Quik Stop Superette	Grocery	4.53 mi	(615) 444-6006	0 N/A
12	Dollar General	Grocery	4.81 mi	(615) 549-7428	0 N/A
13	Demeter's Common	Grocery	4.98 mi	(615) 965-2944	0 N/A
14	Al's Foodland	Grocery	5.04 mi	(615) 449-8293	9 Review(s) 2.7
15	Mike's Foodland	Grocery	5.04 mi	(615) 449-8293	0 N/A
16	La Tienda Hispana	Grocery	5.11 mi	(615) 444-9859	9 Review(s) 4.3
17	Half Priced Foods	Grocery	5.16 mi	(615) 547-4414	0 N/A
18	Dollar General	Grocery	5.17 mi	(615) 784-8980	0 N/A
19	ALDI	Grocery	5.25 mi	(855) 955-2534	9 Review(s) 4.6
20	Hg Hill Market #16	Grocery	5.44 mi	(615) 444-6771	0 N/A

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Loveless James A Jr MD	Doctors	0.63 mi	(615) 889-6400	0 N/A
2	Morris James W II MD	Doctors	0.73 mi	(615) 449-2869	0 N/A
3	Salon Twenty @ Body Kneads	Waxing	1 mi	(615) 450-2714	0 N/A
4	Evans Randolph R MD	Doctors	1.03 mi	(615) 444-1831	0 N/A
5	McKendree Village	Medical Centers	1.22 mi	(615) 871-8200	0 N/A
6	Gregory Dental Group	Cosmetic Dentists	1.66 mi	(615) 444-0322	0 N/A
7	Davis Fred D Jr OD	Optometrists	1.69 mi	(615) 883-7006	0 N/A
8	Noblitt Sharon	Optometrists	1.69 mi	(615) 883-1010	0 N/A
9	Eye Spec's Unltd	Optometrists	1.69 mi	(615) 883-1010	0 N/A
10	Roberson Thomas A OD	Optometrists	1.7 mi	(615) 449-3061	0 N/A
11	Arnold Earl L DC	Chiropractors	1.72 mi	(615) 758-7653	0 N/A
12	Arnold Earl L DC	Chiropractors	1.72 mi	(615) 758-7653	1 Review(s) 1.0
13	Poisal Samuel E DC	Chiropractors	1.72 mi	(615) 758-7653	0 N/A
14	Schenk William D MD	Doctors	1.79 mi	(615) 444-4516	0 N/A
15	Gallaher John OD	Optometrists	1.82 mi	(615) 449-3937	0 N/A
16	Fisher Norma J DC	Chiropractors	1.89 mi	(615) 443-0523	0 N/A
17	Beltone Hearing Aid Service	Hearing Aid Providers	2 mi	(615) 449-2500	1 Review(s) 5.0
18	CareNow	Urgent Care	2 mi	(615) 938-7171	16 Review(s) 3.6
19	Derek S. Peveler, OD - OPMT	Optometrists	2.02 mi	(615) 457-8237	0 N/A
20	Optometric Physicians of Middle Tennessee - Lebanon	Optometrists	2.03 mi	(615) 457-8237	0 N/A

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Veneshia Yoga	Yoga	0.98 mi	(615) 808-1600	2 Review(s) 5.0
2	U.S. Ju Jitsu & Karate Center	Karate	1.76 mi	(615) 974-0246	1 Review(s) 5.0
3	Sports Village Fitness	Trainers	1.76 mi	(615) 449-0031	16 Review(s) 4.0
4	CCC Golf USA	Golf Equipment	1.78 mi	(615) 933-5180	0 N/A
5	World Classic Martial Arts	Martial Arts	2.24 mi	(615) 547-9606	1 Review(s) 5.0
6	Floyd & Baxter Amusement	Amusement Parks	2.37 mi		0 N/A
7	Maple Hill Sports Center	Amateur Sports Teams	2.53 mi	(615) 444-3474	0 N/A
8	Young's Performance Skis & Cycles	Jet Skis	2.56 mi	(615) 449-2373	1 Review(s) 1.0
9	Premier Martial Arts Lebanon	Martial Arts	2.65 mi	(615) 443-4783	1 Review(s) 5.0
10	Pro Pools	Swimming Pools	2.66 mi	(888) 352-7582	28 Review(s) 1.4
11	Empower Me Day Camp	Day Camps	2.84 mi	(615) 453-0005	0 N/A
12	Xtreme Paintball	Paintball	2.9 mi	(615) 547-2324	16 Review(s) 3.6
13	Cedar City CrossFit	Gyms	3.09 mi	(615) 939-0065	0 N/A
14	Julia's Body Shop	Trainers	3.1 mi	(615) 828-5385	2 Review(s) 5.0
15	Biz Kidz	Kids Activities	3.35 mi	(615) 235-1333	0 N/A
16	The Facility	Baseball Fields	3.4 mi	(615) 873-0367	0 N/A
17	Sawyer Swim School	Swimming Lessons/Schools	3.42 mi	(615) 476-0419	0 N/A



18	Intrigue Athletics	Gymnastics	3.45 mi	(615) 981-0231	1 Review(s) 1.0
19	Cedar City Trail	Playgrounds	3.48 mi		1 Review(s) 4.0
20	Planet Fitness	Gyms	3.7 mi	(615) 994-6905	6 Review(s) 4.2

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dancewear Unlimited	Dance Wear	1.01 mi	(615) 885-4498	0 N/A
2	Kroger Pharmacy	Drugstores	1.26 mi	(615) 883-4259	1 Review(s) 1.0
3	Kroger Pharmacy Rx	Drugstores	1.26 mi	(615) 883-4259	0 N/A
4	Publix Pharmacies	Drugstores	1.45 mi	(615) 874-2216	1 Review(s) 5.0
5	U-Haul Neighborhood Dealer	Truck Rental	1.55 mi	(615) 453-4071	0 N/A
6	CCC Golf USA	Golf Equipment	1.78 mi	(615) 933-5180	0 N/A
7	Roy Vaden Pools Construction	Pool Cleaners	2.01 mi	(615) 604-5400	4 Review(s) 3.5
8	Optometric Physicians of Middle Tennessee - Lebanon	Optometrists	2.03 mi	(615) 457-8237	0 N/A
9	Optometric Physicians of Middle Tennessee	Optometrists	2.03 mi	(615) 444-2359	5 Review(s) 2.0
10	Vanderbilt Eye Institute	Ophthalmologists	2.1 mi		6 Review(s) 3.2
11	Roberson Thomas A OD	Eyewear & Opticians	2.11 mi	(615) 453-5155	0 N/A
12	Rahman Azizur MD	Eyewear & Opticians	2.11 mi	(615) 453-5155	0 N/A
13	Lebanon Eye Associates PC	Optometrists	2.11 mi	(615) 453-5155	0 N/A
14	Eye Center	Optometrists	2.11 mi	(615) 547-0405	0 N/A
15	Evans Randolph R MD	Optometrists	2.11 mi	(615) 453-5155	0 N/A
16	Bowles F Kirk MD	Optometrists	2.11 mi	(615) 453-5155	0 N/A
17	D & H Electronic Systems	Security Systems	2.19 mi	(615) 754-5692	0 N/A
18	615 Outdoor Living	Outdoor Furniture Stores	2.31 mi	(615) 675-6199	0 N/A
19	The Grillin Cave	Appliances	2.31 mi	(615) 450-0798	0 N/A
20	Earhart Landscape Supplies	Nurseries & Gardening	2.36 mi	(615) 681-4835	5 Review(s) 5.0