

1101 Hickory Ridge Rd

Lebanon, TN 37087

SOLD!

Auction
05/25/2021 6:00 pm

ABSOLUTE AUCTION	TUESDAY May 25, 2021 6:00 PM
1101 HICKORY RIDGE ROAD, LEBANON, TN 37087 Directions: From I-40 take exit 236, travel north on S. Hartmann Drive for 2 miles, turn right onto Hickory Ridge Road, property on the left. Watch for signs!!!	
TUESDAY NIGHT AUCTION LOCATION - LOCATION - LOCATION	
	
FIXER UPPER - 3 BEDROOM, 1.5 BATH HOME Excellent in-town location, within walking distance to all schools, 3 bedroom, 1.5 bath home, City of Lebanon utilities, central heat & air, covered porch, close to Cedar City Trail and Neighborhood Park.	
GREAT NEIGHBORHOOD IDEAL FOR OWNER OR INVESTOR	
Call Jay White at 615-444-0909 or 615-308-4421 For Further Information	
FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2285; 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. CASH: 1% financing incentive available for auction bidders at 10% purchase price on the property. This agent is not affiliated with Agee & Johnson, Inc. unless otherwise stated. Contact 18 or any other communication device. SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE. SALE DATE: TERMS: 10% 20% non-refundable deposit and 80% purchase contract. Balance due upon delivery of deed. TITLE: Seller will furnish warranty deed, provide 2021 property taxes, give possession with deed. LEAD-BASED PAINT/ASBESTOS DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have houses 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 #3209	
 YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY	615.444.0909 www.AgeeAndJohnson.com

Listed By (Agent):

Jay White

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ABSOLUTE AUCTION

TUESDAY MAY 25, 2021 @ 6:00PM

LOCATION 1101 HICKORY RIDGE RD • LEBANON TN 37087

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LOCATION - LOCATION - LOCATION

WALKING DISTANCE TO SCHOOLS

FIXER UPPER • 3 BEDROOM, 1.5 BATH HOME

Excellent in-town location, within walking distance to all schools. 3 bedroom, 1.5 bath home, City of Lebanon utilities, central heat & air, covered porch, close to Cedar City Trail and Neighborhood Park.

GREAT NEIGHBORHOOD
IDEAL FOR OWNER OR INVESTOR

<i>ABSOLUTE AUCTION</i>	<i>TUESDAY</i> <i>May 25, 2021</i> <i>6:00 PM</i>
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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.

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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!

Auction Date	2021-05-25
Buyer's Agent Comp.	Call for Details
Address Street	1101 Hickory Ridge Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	LOCATION!!!! Walking Distance to Schools • Great Neighborhood. Ideal property for either investment or homeowner. Absolute Auction for Fixer Upper TUESDAY May 25, 2021 @ 6pm.
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes



ABSOLUTE AUCTION
TUESDAY
 May 25, 2021
 6:00 PM
 1101 HICKORY RIDGE ROAD, LEBANON, TN 37087
TUESDAY NIGHT AUCTION
 LOCATION - LOCATION - LOCATION

FIXER UPPER - 3 BEDROOM, 1.5 BATH HOME
Location: Great location, within walking distance of schools, shopping, 1.5 bath home, City of Lebanon address, central heat and covered porch, close to center City, bus and high school bus.

GREAT NEIGHBORHOOD
IDEAL FOR OWNER OR INVESTOR
 Call by WhatsApp at 615-444-0909 or 615-444-0909 for further information

AGEE & JOHNSON
 REALTY AND AUCTION, INC.
615.444.0909
 www.AgeeAndJohnson.com



Local & Nearby Area Resources / Businesses

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🎓 **Schools / Education:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Guadalajara Taqueria Y Carniceria	Tacos	0.4 mi	(615) 449-8237	56 Review(s) 4.5
2	Domino's Pizza	Pizza	0.42 mi	(615) 449-3733	20 Review(s) 2.0
3	Hardee's	Fast Food	0.45 mi	(615) 444-8241	5 Review(s) 3.0
4	Sake Japanese Grill	Japanese	0.46 mi	(615) 453-1566	50 Review(s) 3.5
5	Captain D's	Seafood	0.46 mi	(615) 449-1966	2 Review(s) 2.0
6	J. Clayborn's	Delis	0.47 mi	(615) 784-4055	35 Review(s) 4.5
7	New China II Restaurant	Chinese	0.53 mi	(615) 449-4535	1 Review(s) 1.0
8	Mr Panchos Mexican Restaurant	Mexican	0.53 mi	(615) 443-3995	26 Review(s) 3.5
9	Burger King	Burgers	0.55 mi	(615) 449-8644	9 Review(s) 1.5
10	Peking Chinese Restaurant	Chinese	0.59 mi	(615) 449-3304	40 Review(s) 3.5
11	Ruby Tuesday	Burgers	0.63 mi	(615) 453-0577	45 Review(s) 2.5
12	Jersey Mike's Subs	Sandwiches	0.68 mi	(615) 444-9886	8 Review(s) 3.5

13	Papa John's Pizza	Pizza	0.68 mi	(615) 443-7272	7 Review(s) 2.0
14	Fat Mo's	Burgers	0.69 mi	(615) 547-4571	15 Review(s) 3.5
15	Little Caesars Pizza	Pizza	0.73 mi	(615) 444-9969	7 Review(s) 4.0
16	Sammy B's	American (New)	0.83 mi	(615) 547-4550	87 Review(s) 4.0
17	Subway Restaurants	Sandwiches	0.84 mi	(615) 443-3400	4 Review(s) 3.0
18	Papa Murphy's	Pizza	0.87 mi	(615) 444-9211	4 Review(s) 4.0
19	Mangos Mexican Restaurant	Mexican	0.87 mi	(615) 470-8289	48 Review(s) 3.5
20	China Wok	Chinese	0.88 mi	(615) 443-2266	14 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	0.85 mi	(615) 449-4631	6 Review(s) 3.5
2	La Tienda Hispana	Grocery	1.47 mi	(615) 444-9859	7 Review(s) 4.5
3	ALDI	Grocery	1.69 mi	(855) 955-2534	3 Review(s) 4.5
4	Publix Super Markets	Grocery	1.85 mi	(615) 444-2581	9 Review(s) 3.0
5	Walmart Supercenter	Department Stores	1.88 mi	(615) 444-0471	21 Review(s) 2.0
6	Al's Foodland	Grocery	2.02 mi	(615) 449-8293	1 Review(s) 5.0
7	H. G. Hill's Grocery Store	Grocery	5.04 mi		1 Review(s) 1.0
8	ALDI	Grocery	10.91 mi	(855) 955-2534	3 Review(s) 4.5
9	Houston Meat & Produce	Grocery	10.96 mi	(615) 758-7226	29 Review(s) 4.5
10	Kroger	Grocery	11.01 mi	(615) 773-8700	5 Review(s) 3.0
11	Publix Super Markets	Grocery	11.01 mi	(615) 758-9830	2 Review(s) 5.0
12	Publix Super Markets	Grocery	11.01 mi	(615) 758-4200	15 Review(s) 4.0
13	Publix	Grocery	11.19 mi	(615) 773-0250	6 Review(s) 4.5
14	Kroger	Grocery	11.2 mi	(615) 758-3300	13 Review(s) 4.0
15	Walmart Supercenter	Grocery	11.32 mi	(615) 758-1121	9 Review(s) 3.0
16	Rice's Country Ham Store	Grocery	11.9 mi	(615) 758-2362	6 Review(s) 5.0
17	Cook's Star Market	Grocery	12.41 mi	(615) 444-9992	1 Review(s) 5.0
18	Three Forks Marketplace	Grocery	12.85 mi	(615) 237-9777	3 Review(s) 2.5
19	Stagecoach General Store	Grocery	13.07 mi	(615) 452-0808	1 Review(s) 1.0
20	Kroger	Grocery	14.38 mi	(615) 451-2803	5 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Solutions of Lebanon	Pediatric Dentists	0.35 mi	(615) 453-9937	3 Review(s) 3.5
2	Serenity Dental	General Dentistry	0.4 mi	(615) 444-3932	3 Review(s) 4.5
3	Urban Physical Therapy	Physical Therapy	0.41 mi	(615) 444-9400	1 Review(s) 5.0
4	Kids Care Walk-in Urgent Care Clinic	Pediatricians	0.49 mi	(615) 453-1252	3 Review(s) 3.5
5	Take Care Clinic	Medical Centers	0.52 mi	(866) 825-3227	1 Review(s) 3.0
6	Lebanon Dental Excellence	General Dentistry	0.53 mi	(615) 444-2262	3 Review(s) 3.5
7	Capstone Pediatrics	Pediatricians	0.55 mi	(615) 288-0075	1 Review(s) 1.0
8	Moore Darryl E DDS	Oral Surgeons	0.58 mi	(615) 449-4503	2 Review(s) 2.5
9	Haynie Family Dentistry	General Dentistry	0.62 mi	(615) 449-8800	1 Review(s) 5.0
10	Lebanon Dental	General Dentistry	0.62 mi	(615) 449-8800	1 Review(s) 5.0
11	Benson Orthodontics	Oral Surgeons	0.64 mi	(615) 449-0895	1 Review(s) 5.0
12	Johnson Bruce L DDS	Oral Surgeons	0.71 mi	(615) 444-0065	1 Review(s) 5.0
13	Strauss William T DC	Chiropractors	0.85 mi	(615) 444-5335	1 Review(s) 5.0
14	Flawless Reflection	Weight Loss Centers	0.86 mi	(615) 489-6949	2 Review(s) 3.0
15	The Little Clinic	Health & Medical	0.86 mi	(615) 453-7720	1 Review(s) 1.0
16	Wilson County Chiropractic	Chiropractors	0.89 mi	(615) 449-6700	1 Review(s) 5.0
17	Troy L Long, DDS	Cosmetic Dentists	0.98 mi	(615) 444-2782	1 Review(s) 5.0
18	Pryor Family Dentistry	Oral Surgeons	0.99 mi	(615) 444-7999	1 Review(s) 5.0
19	Patriot Dental	General Dentistry	1 mi	(615) 444-2034	1 Review(s) 5.0
20	Lifecare Family Services	Counseling & Mental Health	1.01 mi	(615) 453-1606	2 Review(s) 1.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Byars Dowdy Elementary School	PK-5 Public	0.11 mi	(615) 444-6651	6.0	4.0
2	Covenant Life School	PK-6 Private	0.23 mi	Array	N/A	N/A
3	Winfrey Bryant Middle School	6-8 Public	0.39 mi	(615) 449-4560	5.0	N/A
4	Lebanon High School	9-12 Public	0.76 mi	(615) 444-9610	5.0	3.0

5	The Cedars Preparatory Academy	PK-4 Private	1.12 mi	(615) 257-1394	N/A	5.0
6	McClain Christian Academy	PK-10 Private	1.44 mi	(615) 444-2678	N/A	5.0
7	Coles Ferry Elementary School	PK-5 Public	1.58 mi	(615) 443-1946	6.0	4.0
8	Southside Elementary School	PK-8 Public	1.73 mi	(615) 444-6330	6.0	4.0
9	Walter J. Baird Middle School	6-8 Public	1.75 mi	(615) 444-2190	7.0	4.0
10	Castle Heights Elementary School	PK-5 Public	1.82 mi	(615) 444-2483	5.0	3.0
11	Wilson Co Adult High School	9-12 Public	2.05 mi	(615) 443-7199	N/A	N/A
12	Sam Houston Elementary School	PK-5 Public	2.32 mi	(615) 444-7494	6.0	4.0
13	Youth Emergency Services	8-12 Private	2.38 mi	(615) 898-0051	N/A	N/A
14	Tennessee Virtual On-Line School	K-12 Public	2.8 mi	(615) 443-2681 x2	5.0	N/A
15	Friendship Christian School	PK-12 Private	4.69 mi	(615) 449-1573	N/A	3.0
16	Carroll Oakland Elementary School	PK-8 Public	5.37 mi	(615) 444-5208	4.0	3.0
17	Montessori Achievement Academy	PK-1 Private	5.73 mi	(615) 444-4194	N/A	N/A
18	Advocate @ Y.E.S.	7-11 Private	5.88 mi	(615) 444-1819	N/A	N/A
19	Wilson Central High School	9-12 Public	6.56 mi	(615) 453-4600	8.0	4.0
20	Tuckers Cross Roads	K-8 Public	8.06 mi	(615) 444-3956	4.0	3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Planet Fitness	Gyms	0.52 mi	(615) 994-6905	2 Review(s) 3.0
2	Julia's Body Shop	Trainers	0.8 mi	(615) 828-5385	2 Review(s) 5.0
3	Don Fox Park	Parks	0.95 mi	(615) 449-0303	10 Review(s) 4.0
4	Pro Pools	Swimming Pools	1.15 mi	(888) 352-7582	12 Review(s) 2.0
5	Premier Martial Arts	Martial Arts	1.19 mi	(615) 443-4783	1 Review(s) 5.0
6	Pro Bowling Center	Bowling	1.2 mi	(615) 449-3898	6 Review(s) 3.5
7	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.3 mi	(615) 506-0428	1 Review(s) 5.0
8	Jimmy Floyd Family Life Center	Fitness & Instruction	1.39 mi	(615) 453-4545	4 Review(s) 3.5
9	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.51 mi	(804) 305-2321	1 Review(s) 5.0
10	Lebanon CrossFit	Interval Training Gyms	1.57 mi	(615) 390-4031	2 Review(s) 5.0
11	World Classic Martial Arts	Martial Arts	1.59 mi	(615) 547-9606	1 Review(s) 5.0
12	Wilkie's Outfitters	Rafting/Kayaking	1.62 mi	(615) 784-4179	1 Review(s) 5.0
13	Sports Village Fitness	Gyms	2.13 mi	(615) 449-0031	10 Review(s) 4.0
14	Anytime Fitness	Gyms	2.56 mi	(615) 547-4736	7 Review(s) 4.5
15	The Dancing Lights Of Christmas	Kids Activities	2.68 mi		13 Review(s) 3.0
16	The Gun Room	Sporting Goods	2.76 mi	(615) 453-6030	6 Review(s) 5.0
17	Body Kneads	Skin Care	3.12 mi	(615) 449-7880	20 Review(s) 4.5
18	Maple Hill Road Driving Range	Golf	3.17 mi	(615) 444-4833	2 Review(s) 2.5
19	Young's Performance Skis & Cycles	Jet Skis	4.77 mi	(615) 449-2373	1 Review(s) 1.0
20	Sellars State Farm Archaeological Area	Parks	5.13 mi		1 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	AJ'S Flowers And Gifts	Gift Shops	0.4 mi	(615) 449-6262	2 Review(s) 5.0
2	Custom Color	Photography Stores & Services	0.42 mi	(615) 444-5758	3 Review(s) 3.5
3	4EverEcig	Vape Shops	0.45 mi	(615) 470-8233	3 Review(s) 3.5
4	Marti & Liz's Discount Shoes	Shoe Stores	0.46 mi	(615) 449-2629	6 Review(s) 3.0
5	D.T. McCall & Sons	Furniture Stores	0.46 mi	(615) 453-5767	8 Review(s) 2.5
6	Pawnmax	Pawn Shops	0.47 mi	(615) 547-6015	1 Review(s) 1.0
7	Cash 2 Go	Title Loans	0.47 mi	(615) 547-2562	1 Review(s) 5.0
8	Walgreens	Drugstores	0.52 mi	(615) 449-4330	6 Review(s) 2.5
9	Big Lots	Department Stores	0.53 mi	(615) 443-1340	1 Review(s) 2.0
10	Smiths Furniture Galleria	Furniture Stores	0.55 mi	(615) 444-2864	5 Review(s) 4.0
11	Jnr Electronics	Electronics	0.6 mi	(615) 443-1989	3 Review(s) 2.5
12	Lebanon Gun Shop	Guns & Ammo	0.62 mi	(615) 547-9600	4 Review(s) 3.5
13	Bargain Hunt	Discount Store	0.65 mi	(615) 547-1654	7 Review(s) 3.5
14	GG's Jewelry & Gifts's	Jewelry	0.71 mi	(615) 449-8594	1 Review(s) 5.0
15	Wilson Farmers Co-Op	Farming Equipment	0.8 mi	(615) 444-5212	1 Review(s) 5.0
16	T-Mobile	Mobile Phones	0.89 mi	(615) 784-4269	4 Review(s) 4.0
17	K2 Agriculture & Turf	Farming Equipment	0.91 mi	(615) 547-6551	3 Review(s) 2.5
18	Hartmann Factory Store	Luggage	0.91 mi	(615) 449-8000	4 Review(s) 2.5
19	Wiggins Jewelers	Jewelry	0.99 mi	(615) 444-3975	3 Review(s) 5.0

