

1790 Ben Green Road

Lebanon, TN 37090

SOLD!

Auction
11/13/2021 10:00 am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY NOVEMBER 13, 2021 @ 10:00AM

LOCATION 1790 BEN GREEN ROAD • LEBANON TN 37090

DIRECTIONS:

From Lebanon Public Square, go Hwy. 70-East approximately 8.4 miles, turn right on Ben Green Road, go approximately 1.8 miles to property.

From I-40 at Linwood Road Exit 245, go north on Linwood Road .7 miles to Tucker's Cross Roads, go straight across Hwy. 141 onto Big Springs Road, go 1.2 miles, turn right on Ben Green Road, go 1.3 miles to property. Watch for signs!!!

127 BEAUTIFUL ROLLING ACRES • HOUSE & BARN

SELLING IN 12 TRACTS - 2.68 TO 15.74 ACRES

UTILITY WATER AVAILABLE - SOILS TESTED FOR SEPTIC SYSTEM

127 Prime Acres, improved with frame farmhouse and barn, selling in 12 beautiful acreage tracts ranging in size from 2.68 to 15.74 acres.

All Tracts -

- ✓i, □ Front Ben Green Rd ✓i, □ Have Utility Water Available
- ✓i, □ Soils Tested and Septic Approve - details sale date ✓i, □ Excellent Building Sites
- ✓i, □ Restricted to 1,500 sq ft site built home, no mobile or doublewide homes

Video

<https://youtu.be/-WpSvQho1ts>

Choice building sites, several have breathtaking hilltop views.

Tract 1:

2.68 acres - beautiful building lot

Tract 2:

2.79 acres - prime corner lot

Tract 3:

10.06 acres - large open field

Tract 4:

5.12 acres, improved with frame farmhouse consisting of entrance hall, living room, dining room, kitchen with built-in cabinets, two bedrooms, bath and enclosed back porch. Also, 2-car detached garage, storage building and storm cellar. Ideal for restoration

Tract 5:

13.67 acres - mostly open, barn

Tract 6:

10.53 acres - open, scattered trees

Tract 7:

13.93 acres - open & wooded

Tract 8:

14.11 acres - panoramic hilltop view

Tract 9:

14.48 acres - breathtaking views

Tract 10:

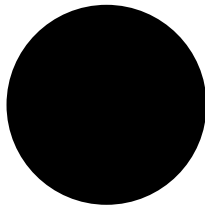
14.87 acres - beautiful hilltop view

Tract 11:

15.74 acres - see for miles

Tract 12:

9.38 acres - mostly open fields



**127 Beautiful Acres • 12 Tracts
Beautiful Rolling Land • Open Fields • Wooden Areas
Panoramic Hilltop Views
Convenient to I40**

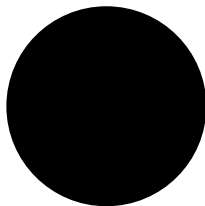
Land Is Open For Inspection - Look At Your Convenience

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

Harris Family Property - Chancery Court for Wilson County, TN, Case No. 2021-CV-136

Millie Sloan, Clerk & Master/Special Commissioner & Receiver.

Neal Agee, Jr., Attorney for Owners



ANTIQUÉ / VINTAGE FURNITURE:

Massive Primitive Drop Front Desk with Bookcase Top • Oak Washstand • Oak Princess Dresser with Mirror • Large Primitive Wardrobe • WWII Era Mirror Front Wardrobe • Cedar Wardrobe • Cedar Chest • Waterfall Blanket Chest • Oak Square Lamp Table • Vintage Record Cabinet • Primitive Round Table • Oak Library Table with Drawer • Gooseneck Rocker • Ingraham Oak Mantle Clock • Corner What-Not-Shelf • Camel Back Trunk

with Tray • Oak Buffet with Mirror Top • Depression Era China Cabinet • Small Enamel Top Table • Fruit Still Life Picture

CONTEMPORARY FURNITURE:

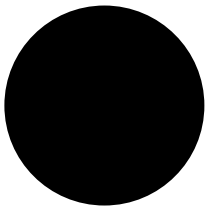
Marble Top Lamp Table • Chest & Dresser • Double Bed • Microwave Stand • Sewing Rocker • Plant Stands • Dining Table, 4 Chairs • Small Corner Cabinet • Pictures & Frames • 2 Drawer Metal File Cabinet • La-Z-Boy Recliner • 2 Window Air Conditioners • Washer & Dryer • Microwave • Window Fan • Straight Chairs • Small RCA TV • Computer, Keyboard, Monitor • Loveseat • Eureka Vacuum • Desk Lamp • Concrete Flower Boxes

GLASSWARE / MISC.:

American Fostoria; 8 Tea Glasses, Cream & Sugar, Dessert Cups • Green Fluted Bowl • Salt Glaze Butter Pail • 8 Plc. Noritake China • Stem Glasses • 6 Pink Glasses • 6 Pink Desserts • Cake Stands • Egg Plate • Platters • Vegetable Bowls • Fruit Jars • 6-Pc. Wm. Rogers Silver Plate • Flatware • Antique Butter Dish • Blue Hobnail Bowl • Hull 6" Vase • Pair Pink Depression Lamps with Prisms • Milk Glass • Kerosene Lamps • Mixing Bowls • Pink Depression Pcs. • Pink Grape Vase • Lemon Juicer • Brown Crock • Coffee Grinder • Green Glass Basket • Thimble Collection • Figurines • Glass Shoes • Boat Dishes • Shot Glasses • Toothpick Holders • Vases • Crock Pot • Record Albums, Several Early Elvis Presley • Elvis Memorabilia • Few Dale Earnhardt Items • Adv. Hand Fans • Quilts & Bedspreads • Sewing Basket & Supplies • Electric Blanket

TRACTOR & EQUIPMENT:

265 Massey Ferguson Diesel Tractor • 6' Bush Hog • 3-Pt. Hay Spear • Pull Type Disc • Schwinn Bicycle • Other Items



REAL ESTATE 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 UPON CONFIRMATION OF SALE BY THE CHANCERY COURT OF WILSON COUNTY.

SALE DATE TERMS: Pay 10% deposit and sign purchase contract. Balance due upon delivery of deed.

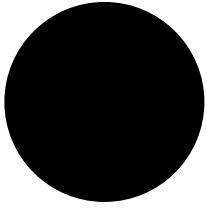
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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.

**Call Jim Agee at 615-444-0909
For Further Information
Jay White, Principal Auctioneer - License #2309**



Contact **Agee & Johnson** Today!

Auction Date	2021-11-13
Buyer's Agent Comp.	Call for Details
Address Street	1790 Ben Green Road
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction • Saturday November 13, 2021 @ 10am. 1790 Ben Green Road • Lebanon TN 37090
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday November 13, 2021 10:00 AM
1790 BEN GREEN ROAD, LEBANON, TN 37090
127 BEAUTIFUL ROLLING ACRES - HOUSE & BARN
SELLING IN 12 TRACTS - 2.69 TO 15.76 ACRES
UTILITY WATER AVAILABLE - SOILS TESTED FOR SEPTIC SYSTEMS



BEAUTIFUL ROLLING LAND - OPEN FIELDS - WOODS AREAS
PANORAMIC HILLTOP VIEWS - CONVENIENT TO I-40

Land Open For Inspection - Look At Your Convenience
 Call: **Agee at (615) 444-0908** For Further Information.
 Agents: Family Support - 1 - 800-444-0908 | 800-444-0908 | 615-444-0908 | 615-444-0908

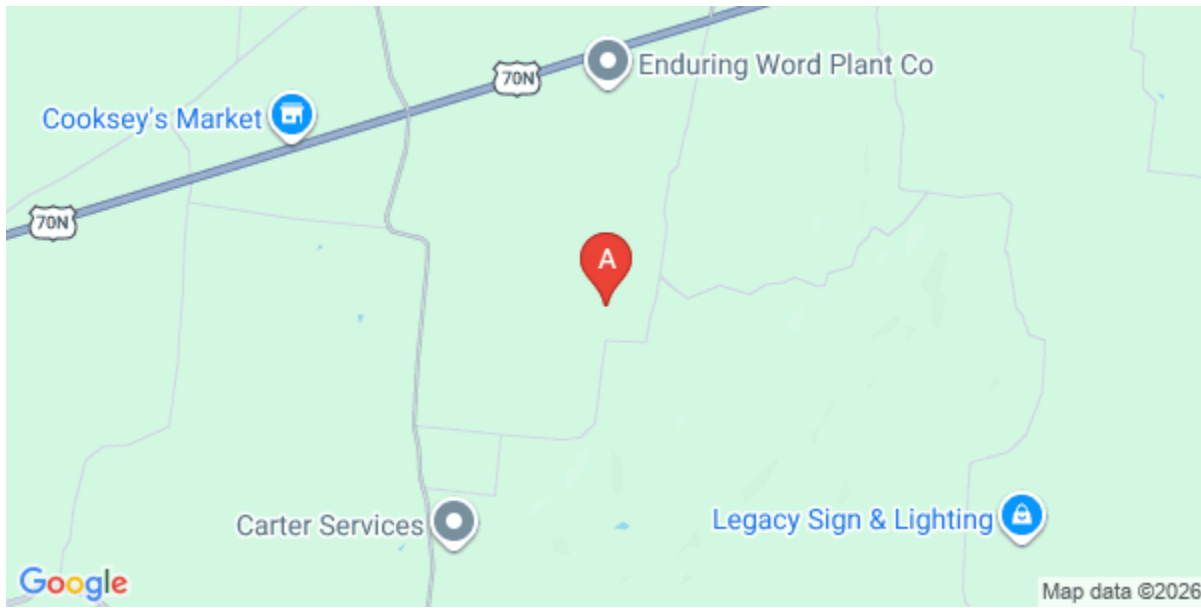
AGEE & JOHNSON 615.444.0909
 REALTY AND AUCTION COMPANY www.AgeeAndJohnson.com

TRACTOR - BUSH HOG - ANTIQUE & VINTAGE FURNITURE - GLASSWARE



AGEE & JOHNSON REALTY AND AUCTION, INC. is pleased to announce the sale of a large collection of antique and vintage furniture, glassware, a tractor, and a boat. The items are being sold as part of a larger real estate transaction. The items are located at 1790 Ben Green Road, Lebanon, TN 37090. The items are being sold on Saturday, November 13, 2021, at 10:00 AM. For more information, please contact Agee & Johnson at (615) 444-0908.





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	Aj's Bar & Grill	Bars	2.6 mi	(615) 547-4800	2 Review(s) 4.5
2	Four Winds Restaurant	Burgers	6.59 mi	(615) 449-9909	3 Review(s) 3.5
3	Jalisco Mexican Restaurant	Mexican	6.62 mi	(615) 449-2299	15 Review(s) 3.5
4	Uncle Petes Home Cooking	American (Traditional)	6.66 mi	(615) 449-0030	36 Review(s) 4.0
5	Subway	Sandwiches	6.74 mi	(615) 965-2420	2 Review(s) 2.5
6	Carniceria y Taqueria Jalisco 2	Mexican	6.74 mi	(615) 547-9283	1 Review(s) 5.0
7	Smack Middle Eastern Restaurant	Middle Eastern	6.74 mi	(615) 444-5200	1 Review(s) 1.0
8	New Moon BBQ	Barbeque	6.83 mi	(615) 444-7920	4 Review(s) 3.5
9	Sunrise Diner	Diners	6.99 mi	(615) 444-3606	1 Review(s) 5.0
10	Lil Sista's Soulfood	Soul Food	7.17 mi	(615) 547-4565	10 Review(s) 4.5
11	Subway	Sandwiches	7.38 mi	(615) 453-3823	3 Review(s) 1.0
12	David's Pizza	Pizza	7.4 mi	(615) 444-8232	24 Review(s) 2.5
13	Split Bean Roasting	Coffee & Tea	7.43 mi	(615) 784-4058	44 Review(s) 4.5
14	Town Square Social	American (New)	7.46 mi	(615) 784-4593	154 Review(s) 4.5
15	Rice Box	Chinese	7.47 mi	(615) 449-9488	33 Review(s) 4.5
16	Burger King	Burgers	7.48 mi	(615) 444-7415	8 Review(s) 1.0
17	Belles Little Country Kitchen	Breakfast & Brunch	7.55 mi	(615) 547-6888	15 Review(s) 4.0
18	Al Basha Lounge & Restaurant	Hookah Bars	7.6 mi	(615) 784-4448	21 Review(s) 4.0
19	Whitts Barbecue	Barbeque	7.62 mi	(615) 443-1919	15 Review(s) 3.0
20	Sushi Max	Sushi Bars	7.65 mi	(615) 453-0423	27 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	7.33 mi		1 Review(s) 1.0
2	Al's Foodland	Grocery	7.42 mi	(615) 449-8293	1 Review(s) 5.0
3	La Tienda Hispana	Grocery	7.66 mi	(615) 444-9859	9 Review(s) 4.5
4	Walmart Supercenter	Department Stores	7.72 mi	(615) 444-0471	21 Review(s) 2.0
5	ALDI	Grocery	8.12 mi	(855) 955-2534	3 Review(s) 4.5
6	Three Forks Marketplace	Grocery	8.86 mi	(615) 237-9777	3 Review(s) 2.5
7	Kroger	Grocery	9.61 mi	(615) 449-4631	8 Review(s) 3.0
8	Publix Super Markets	Grocery	10.41 mi	(615) 444-2581	10 Review(s) 3.5

9	Quik-N-Easy Deli & Market	Grocery	11.64 mi	(615) 735-1677	1 Review(s) 4.0
10	Piggly Wiggly	Grocery	12.02 mi	(615) 374-0600	1 Review(s) 3.0
11	Walmart Supercenter	Department Stores	12.31 mi	(615) 735-2049	3 Review(s) 2.5
12	Gordonsville Shoprite	Grocery	12.86 mi	(615) 683-3329	1 Review(s) 1.0
13	Stagecoach General Store	Grocery	14.45 mi	(615) 452-0808	1 Review(s) 1.0
14	Publix Super Markets	Grocery	19.85 mi	(615) 758-9830	3 Review(s) 5.0
15	Publix Super Markets	Grocery	19.85 mi	(615) 758-4200	15 Review(s) 4.0
16	Houston Meat & Produce	Grocery	19.88 mi	(615) 758-7226	29 Review(s) 4.5
17	Kroger	Grocery	19.88 mi	(615) 773-8700	6 Review(s) 3.5
18	H.G. Hill Market	Grocery	19.92 mi	(615) 452-0122	2 Review(s) 3.0
19	ALDI	Grocery	19.98 mi	(855) 955-2534	3 Review(s) 4.5
20	Kroger	Grocery	20.13 mi	(615) 451-2803	7 Review(s) 2.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MidTenn Primary Care	Walk-in Clinics	6.86 mi	(615) 547-6699	1 Review(s) 5.0
2	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	7.33 mi	(318) 243-4395	2 Review(s) 5.0
3	Smile Gallery	General Dentistry	7.51 mi	(615) 444-2069	6 Review(s) 3.5
4	Healthy Bones Chiropractic	Chiropractors	7.52 mi	(615) 549-8070	2 Review(s) 5.0
5	Newman Dental Associates	Oral Surgeons	7.6 mi	(615) 470-8550	2 Review(s) 5.0
6	The Massage Collection	Reflexology	7.68 mi	(615) 443-1974	1 Review(s) 5.0
7	Walmart Pharmacy	Pharmacy	7.72 mi	(615) 449-0611	1 Review(s) 1.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	7.81 mi	(615) 444-3185	4 Review(s) 5.0
9	Aspen Dental	General Dentistry	7.89 mi	(615) 444-5447	3 Review(s) 1.0
10	Grosch Counseling Center LLC	Counseling & Mental Health	7.9 mi	(615) 444-7885	1 Review(s) 2.0
11	Gallagher John OD	Optometrists	7.93 mi	(615) 444-9111	1 Review(s) 5.0
12	Gallagher EyeCare	Optometrists	7.93 mi	(615) 444-9111	1 Review(s) 5.0
13	Family Eye Med	Optometrists	8.03 mi	(615) 449-0541	5 Review(s) 3.5
14	STAR Physical Therapy	Physical Therapy	8.03 mi	(615) 443-4938	3 Review(s) 3.5
15	John M. Pino, OD,PhD	Optometrists	8.03 mi	(615) 449-0541	1 Review(s) 5.0
16	Anycare 24	Medical Centers	8.07 mi	(615) 444-2121	3 Review(s) 3.5
17	Wilson County Chiropractic	Chiropractors	8.19 mi	(615) 449-6700	1 Review(s) 5.0
18	Troy L Long, DDS	Cosmetic Dentists	8.22 mi	(615) 444-2782	2 Review(s) 5.0
19	Flawless Reflection	Weight Loss Centers	8.28 mi	(615) 489-6949	2 Review(s) 3.0
20	Strauss William T DC	Chiropractors	8.29 mi	(615) 444-5335	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	6.22 mi		1 Review(s) 3.0
2	The Dancing Lights Of Christmas	Kids Activities	6.61 mi		13 Review(s) 3.0
3	The Gun Room	Sporting Goods	6.86 mi	(615) 453-6030	6 Review(s) 5.0
4	Wilkie's Outfitters	Rafting/Kayaking	7.46 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	7.59 mi	(804) 305-2321	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	7.83 mi	(615) 506-0428	1 Review(s) 5.0
7	Jimmy Floyd Family Life Center	Fitness & Instruction	7.85 mi	(615) 453-4545	4 Review(s) 3.5
8	Pro Bowling Center	Bowling	7.98 mi	(615) 449-3898	6 Review(s) 3.5
9	Don Fox Park	Parks	8.56 mi	(615) 449-0303	11 Review(s) 3.5
10	Anytime Fitness	Gyms	8.61 mi	(615) 547-4736	7 Review(s) 4.5
11	Lazy Day Horse Farm	Horse Boarding	8.8 mi	(615) 403-7528	1 Review(s) 5.0
12	David Deaton Karate Studios	Martial Arts	8.83 mi	(615) 547-1754	3 Review(s) 5.0
13	Planet Fitness	Gyms	8.85 mi	(615) 994-6905	2 Review(s) 3.0
14	Julia's Body Shop	Trainers	9.42 mi	(615) 828-5385	2 Review(s) 5.0
15	Premier Martial Arts	Martial Arts	9.74 mi	(615) 443-4783	1 Review(s) 5.0
16	Pro Pools	Swimming Pools	9.83 mi	(888) 352-7582	15 Review(s) 1.5
17	World Classic Martial Arts	Martial Arts	10.23 mi	(615) 547-9606	1 Review(s) 5.0
18	Sports Village Fitness	Gyms	10.7 mi	(615) 449-0031	10 Review(s) 4.0
19	Body Kneads	Skin Care	11.61 mi	(615) 449-7880	23 Review(s) 4.5
20	Carthage Dance Studio	Dance Studios	11.63 mi	(615) 969-0547	1 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Pratt Orchard and Garden Center	Nurseries & Gardening	2.67 mi	(615) 444-7742	1 Review(s) 4.0
2	Lebanon Distributing	Building Supplies	6.59 mi	(615) 444-7060	1 Review(s) 5.0
3	Nana's Plant Farm	Nurseries & Gardening	6.63 mi	(615) 444-8733	3 Review(s) 4.5
4	The Tobacco Shoppe	Tobacco Shops	6.64 mi	(615) 449-2982	1 Review(s) 5.0
5	Ferguson HVAC Supply	Kitchen & Bath	6.75 mi	(615) 444-9359	1 Review(s) 5.0
6	Dollar General Store	Discount Store	6.85 mi	(615) 443-0505	1 Review(s) 5.0
7	The Gun Room	Sporting Goods	6.86 mi	(615) 453-6030	6 Review(s) 5.0
8	Sunshine Flowers & Gifts	Florists	7.25 mi	(615) 444-4038	4 Review(s) 1.0
9	Country Store Quilt Shop	Fabric Stores	7.31 mi	(615) 444-4228	1 Review(s) 4.0
10	Renaissance Fiber Arts	Shades & Blinds	7.33 mi	(615) 295-5759	1 Review(s) 5.0
11	Arnold's Safe & Lock	Keys & Locksmiths	7.33 mi	(615) 286-5625	1 Review(s) 5.0
12	Haven House Thrift Shop	Thrift Stores	7.36 mi	(615) 965-2706	3 Review(s) 3.5
13	The Western Look	Shoe Stores	7.37 mi	(615) 547-7159	3 Review(s) 5.0
14	iBROKEIT	Mobile Phone Repair	7.37 mi	(615) 547-9504	4 Review(s) 4.0
15	Gimme A \$5	Discount Store	7.37 mi	(615) 547-6005	5 Review(s) 3.0
16	Buddy's Home Furnishings	Appliances	7.38 mi	(615) 449-3505	1 Review(s) 1.0
17	Ed's Coins	Gold Buyers	7.42 mi	(615) 444-1382	2 Review(s) 3.0
18	3:Sixteen	Gift Shops	7.43 mi	(615) 547-9131	1 Review(s) 5.0
19	DT's Used Appliances	Appliances	7.44 mi	(615) 470-3070	1 Review(s) 5.0
20	Eden's Edge Boutique	Women's Clothing	7.45 mi	(615) 470-8537	1 Review(s) 5.0