

10501 Cainsville Rd
Lebanon, TN 37090

SOLD!

Auction
05/21/2022 10:00 am



Listed By (Agent):

Clay Sanders

Phone (Office): 615-444-0909

Phone (Cell): 615-504-3568

Email: claysanders11@gmail.com



ABSOLUTE AUCTION

SATURDAY MAY 21, 2022

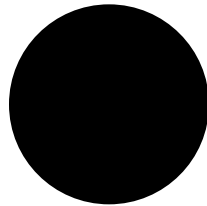
**LOCATION 10501 CAINSVILLE RD • LEBANON TN
37090**

DIRECTIONS:

Take I-40 to Exit-239A, head southeast on Sparta Pike, .2 mile, turn right at light onto Maddox-Simpson Pkwy., .4 mile, turn left onto Cainsville Road/TN-266 S, 8.9 miles, property on left. Watch for signs!!!

81 ROLLING ACRES HILLTOP VIEWS

Norene Community of Wilson County



81 +/- Acres selling in 2 tracts

Rolling fields with a balance of woods. Country Living only minutes from I-40 and I-840.

Tracts are Septic Approved - City Water Available

It's Not Everyday You Have The Opportunity To Purchase These Size Tracts With This Much Road Frontage

<https://youtu.be/XtWNGhgOTxQ>

Tract 1:

Consists of 41.77 acres with 1100 feet road frontage, several beautiful home sites with room for horses, cattle, and ATV riding. Room to Ramble.

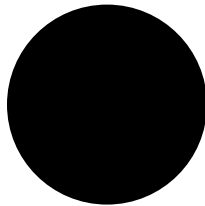
Tract 2:

Consists of 39.27 acres with 900 feet road frontage, several beautiful home sites, barn with room for your animals. Wildlife Abundant.



SOILS TESTED • 4 BEDROOM

Land is open for inspection. Look at your convenience



**Call Clay Sanders 615.504.3568 or
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

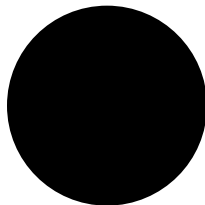
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2022 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

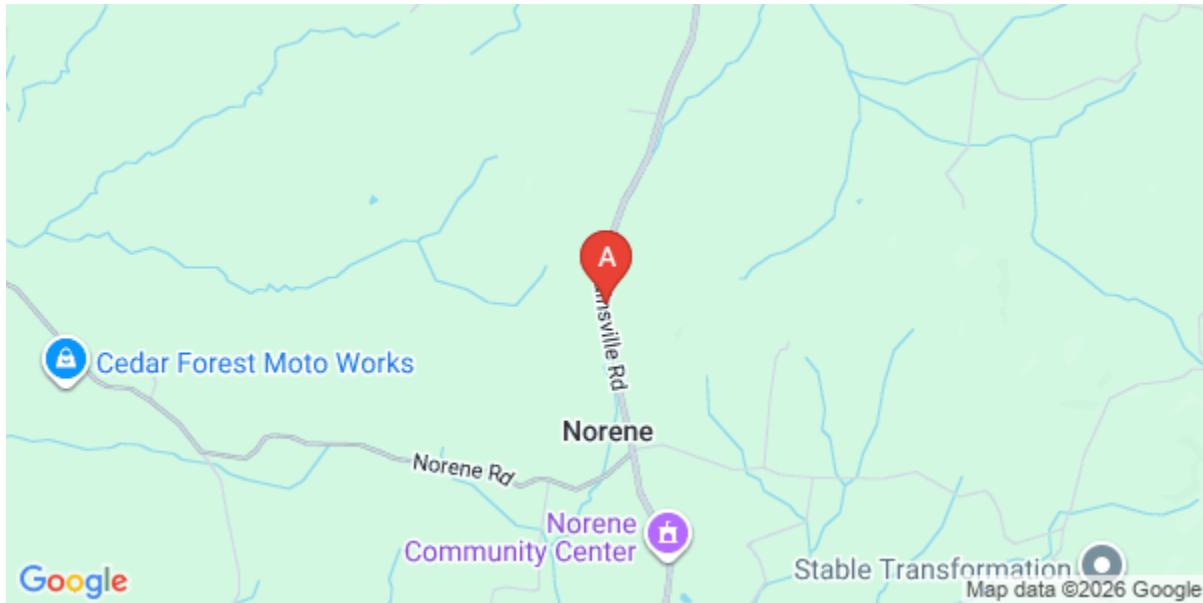
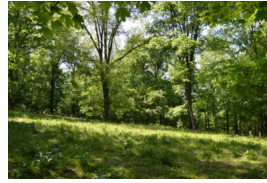
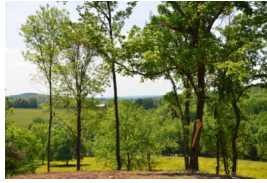


Contact **Agee & Johnson** Today!

Auction Date

2022-05-21

Buyer's Agent Comp.	Call for Details
Address Street	10501 Cainsville Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Land
Auction Highlights	81 Rolling Acres with Hilltop Views! 2 Tracts Absolute Auction Saturday May 21, 2022 @ 10am 10501 Cainsville Rd • Lebanon TN
Auction Time Start	10:00 am
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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	6.09 mi	(615) 237-3163	3 Review(s) 5.0
2	Depot Junction Cafe	American (Traditional)	6.58 mi	(615) 237-3976	20 Review(s) 2.5
3	Mi Ranchito Mexican Restaurant	Mexican	6.61 mi	(615) 237-0400	2 Review(s) 4.5
4	Helenbak Bar & Grill	Bars	6.62 mi	(615) 784-4065	2 Review(s) 5.0
5	Mi Ranchito	Mexican	6.63 mi	(615) 237-0400	13 Review(s) 4.0
6	Depot Restaurant	Pop-Up Restaurants	7.13 mi	(615) 237-3976	2 Review(s) 5.0
7	Statesville Market	Breakfast & Brunch	7.96 mi	(615) 286-1515	3 Review(s) 5.0
8	Jalisco Mexican Restaurant	Mexican	8.12 mi	(615) 449-2299	16 Review(s) 3.5
9	Sonic Drive-In	Fast Food	8.13 mi	(615) 547-0070	13 Review(s) 1.5
10	Four Winds Restaurant	Burgers	8.26 mi	(615) 449-9909	3 Review(s) 3.5
11	Uncle Petes Home Cooking	American (Traditional)	8.28 mi	(615) 449-0030	38 Review(s) 4.0
12	Subway	Sandwiches	8.33 mi	(615) 453-8991	1 Review(s) 2.0
13	Dairy Queen	Fast Food	8.34 mi	(615) 453-8991	3 Review(s) 3.0
14	Taco Bell	Fast Food	8.43 mi	(615) 449-4858	16 Review(s) 2.5
15	O'Charley's Restaurant & Bar	American (Traditional)	8.47 mi	(615) 453-1185	58 Review(s) 2.5
16	Logan's Roadhouse	American (Traditional)	8.51 mi	(615) 453-7007	61 Review(s) 2.5
17	Subway	Sandwiches	8.63 mi	(615) 965-2420	3 Review(s) 2.0
18	Smack Middle Eastern Restaurant	Middle Eastern	8.64 mi	(615) 444-5200	1 Review(s) 1.0
19	Pizza Hut	Pizza	8.64 mi	(615) 444-1786	18 Review(s) 1.5
20	Arby's	Fast Food	8.66 mi	(615) 449-0077	16 Review(s) 2.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	5.47 mi	(615) 965-3350	2 Review(s) 3.5
2	Three Forks Marketplace	Grocery	6.59 mi	(615) 237-9777	3 Review(s) 2.5
3	ALDI	Grocery	8.97 mi	(855) 955-2534	4 Review(s) 4.5
4	Walmart Supercenter	Department Stores	9.01 mi	(615) 444-0471	23 Review(s) 2.0
5	La Tienda Hispana	Grocery	9.86 mi	(615) 444-9859	9 Review(s) 4.5
6	Gladeville Smoke Shop	Tobacco Shops	10.36 mi	(615) 443-2226	1 Review(s) 1.0
7	Dollar General	Grocery	10.36 mi	(615) 250-3534	2 Review(s) 2.5
8	Al's Foodland	Grocery	11.2 mi	(615) 449-8293	4 Review(s) 2.5
9	Kroger	Grocery	11.34 mi	(615) 449-4631	8 Review(s) 3.0
10	Publix Super Markets	Grocery	12.18 mi	(615) 444-2581	11 Review(s) 3.5
11	96 Food Mart	Grocery	12.18 mi	(615) 893-7070	2 Review(s) 2.0
12	Publix	Grocery	13.3 mi	(615) 849-6254	11 Review(s) 3.5
13	Dollar General	Grocery	13.41 mi	(615) 624-9766	1 Review(s) 3.0
14	ALDI	Grocery	13.62 mi	(855) 955-2534	2 Review(s) 4.5
15	Dollar General	Discount Store	14.17 mi	(615) 547-8051	1 Review(s) 5.0
16	H. G. Hill's Grocery Store	Grocery	14.17 mi		1 Review(s) 1.0
17	Kroger	Drugstores	14.7 mi	(615) 867-2216	13 Review(s) 2.5
18	Kroger	Grocery	14.7 mi	(615) 907-6223	18 Review(s) 2.5
19	Lascassas Market	Convenience Stores	14.86 mi	(615) 396-8521	2 Review(s) 2.5
20	Dollar General	Grocery	14.97 mi	(615) 821-0833	4 Review(s) 1.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	8.88 mi	(615) 444-2121	3 Review(s) 3.5
2	Hughston Clinic Orthopaedics	Orthopedists	8.94 mi	(615) 547-6700	2 Review(s) 1.0
3	Kearny Kathleen R MD	Cardiologists	8.94 mi	(615) 449-6868	1 Review(s) 5.0
4	Tate MediSpa	Medical Spas	8.94 mi	(615) 444-1173	3 Review(s) 4.0
5	Mathews Jeffrey MD Facs	Surgeons	8.96 mi	(615) 443-1599	1 Review(s) 1.0
6	Tennessee Orthopedics	Orthopedists	8.99 mi	(615) 449-0990	1 Review(s) 5.0
7	STAR Physical Therapy	Physical Therapy	9 mi	(615) 466-5200	1 Review(s) 5.0
8	Walmart Pharmacy	Pharmacy	9.01 mi	(615) 449-0611	1 Review(s) 1.0
9	Pediatric Dentistry - Lebanon	Pediatric Dentists	9.04 mi	(615) 545-1812	1 Review(s) 4.0
10	Cumberland Skin	Dermatologists	9.08 mi	(615) 449-5771	13 Review(s) 3.0
11	Aspen Dental	General Dentistry	9.16 mi	(615) 444-5447	3 Review(s) 1.0
12	MidTenn Primary Care	Walk-in Clinics	9.28 mi	(615) 547-6699	1 Review(s) 5.0
13	Jocelyne Miller, MD	Gastroenterologist	9.43 mi	(615) 885-1093	1 Review(s) 5.0
14	Children's Clinic East	Pediatricians	9.43 mi	(615) 466-9770	3 Review(s) 2.5
15	Newman Dental Associates	General Dentistry	9.62 mi	(615) 470-8550	2 Review(s) 5.0
16	Healthy Bones Chiropractic	Chiropractors	10.02 mi	(615) 549-8070	1 Review(s) 5.0
17	The Massage Collection	Reflexology	10.1 mi	(615) 443-1974	1 Review(s) 5.0
18	Tennessee Family Dental - Lebanon	Cosmetic Dentists	10.2 mi	(615) 444-3185	4 Review(s) 5.0
19	Grosch Counseling Center LLC	Counseling & Mental Health	10.25 mi	(615) 444-7885	1 Review(s) 2.0
20	Gallaher John OD	Optometrists	10.29 mi	(615) 444-9111	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	5.04 mi	(615) 444-9797	5 Review(s) 4.5
2	Cedars Of Lebanon State Park	Parks	5.11 mi	(615) 443-2769	41 Review(s) 4.0
3	Sellars State Farm Archaeological Area	Parks	6.8 mi		1 Review(s) 3.0
4	Anytime Fitness	Gyms	7.93 mi	(615) 547-4736	7 Review(s) 4.5
5	The Gun Room	Sporting Goods	8.69 mi	(615) 453-6030	8 Review(s) 5.0
6	The Dancing Lights Of Christmas	Kids Activities	9.21 mi		21 Review(s) 2.5
7	Guy Personal Defense	Gun/Rifle Ranges	9.6 mi	(615) 603-7824	6 Review(s) 5.0
8	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	9.96 mi	(804) 305-2321	1 Review(s) 5.0
9	Bloom Yoga Studio	Yoga	10.09 mi	(615) 547-8804	1 Review(s) 5.0
10	Wilkie's Outfitters	Rafting/Kayaking	10.11 mi	(615) 784-4179	1 Review(s) 5.0
11	Guardian MMA Lebanon	Brazilian Jiu-jitsu	10.58 mi	(615) 506-0428	1 Review(s) 5.0
12	Cedar Crest Golf Club	Golf	10.63 mi	(615) 849-7837	4 Review(s) 5.0

13	Pro Bowling Center	Bowling	10.71 mi	(615) 449-3898	6 Review(s) 3.5
14	David Deaton Karate Studios	Martial Arts	10.78 mi	(615) 547-1754	4 Review(s) 5.0
15	Jimmy Floyd Family Life Center	Fitness & Instruction	10.83 mi	(615) 453-4545	4 Review(s) 3.5
16	Planet Fitness	Gyms	10.88 mi	(615) 994-6905	3 Review(s) 3.5
17	Daybreak Farm & Riding Academy	Horseback Riding	11.05 mi	(615) 979-2199	3 Review(s) 5.0
18	Don Fox Park	Parks	11.1 mi	(615) 449-0303	11 Review(s) 3.5
19	Julia's Body Shop	Trainers	11.28 mi	(615) 828-5385	2 Review(s) 5.0
20	Walter Hill Dam	Fishing	11.32 mi		4 Review(s) 4.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Norene General Store	Department Stores	0.68 mi	(615) 286-2229	3 Review(s) 4.5
2	Country Store Quilt Shop	Fabric Stores	4.57 mi	(615) 444-4228	1 Review(s) 4.0
3	Lebanon Vacuum & Sewing Center	Fabric Stores	5.41 mi	(615) 443-7644	3 Review(s) 3.5
4	Parkland Flea Market	Flea Markets	5.43 mi	(615) 449-6050	7 Review(s) 3.0
5	Dollar General	Discount Store	5.47 mi	(615) 965-3350	2 Review(s) 3.5
6	Dollar General Store	Fashion	6.11 mi	(615) 237-0222	1 Review(s) 3.0
7	Thornton Metals Studio	Jewelry	6.55 mi	(615) 934-2771	1 Review(s) 5.0
8	Dainty Darlin	Accessories	6.58 mi	(615) 604-6897	1 Review(s) 5.0
9	The Premier Group	Auction Houses	7.02 mi	(615) 456-8161	1 Review(s) 1.0
10	Nana's Plant Farm	Nurseries & Gardening	7.1 mi	(615) 444-8733	3 Review(s) 4.5
11	The White Room	Bridal	8.26 mi	(615) 449-9756	28 Review(s) 4.0
12	Kian Toys	Toy Stores	8.35 mi	(615) 449-2440	4 Review(s) 2.0
13	Urban Threadz	Men's Clothing	8.36 mi	(615) 965-2380	1 Review(s) 5.0
14	Famous Footwear Outlet	Shoe Stores	8.37 mi	(615) 994-3056	2 Review(s) 4.0
15	Gymboree	Children's Clothing	8.41 mi	(615) 449-9340	2 Review(s) 3.5
16	Earhart Landscape Supplies	Landscaping	8.43 mi	(615) 681-4835	3 Review(s) 5.0
17	Gap Factory	Men's Clothing	8.43 mi	(740) 948-9287	2 Review(s) 3.5
18	Carter's Babies & Kids	Accessories	8.45 mi	(615) 453-5392	2 Review(s) 4.5
19	Polo Ralph Lauren Factory Store	Outlet Stores	8.46 mi	(615) 444-0215	5 Review(s) 4.0
20	Talbots Outlet	Accessories	8.47 mi	(615) 257-2414	1 Review(s) 4.0