

2307 Burford Rd
Lebanon, TN 37087

SOLD!

Auction
10/27/2022 10:00AM



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

THURSDAY OCTOBER 27, 2022

Located 2307 Burford Rd • Lebanon, TN 37087

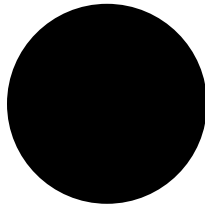
DIRECTIONS:

From Historic Lebanon Square, travel Hwy. 231-N 4 miles, turn left onto Cedar Grove Road to Belotes Ferry Road, go 2.4 miles, turn right onto Burford Road, go .1 mile to 2307. Watch for signs!!!

4.23 ACRES

2 BEDROOMS • DETACHED GARAGE

**â, MID WEEK AUCTION â,
*Auction Starts at 10am***



Ideal for Home or Investment

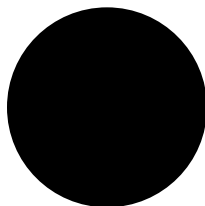
Real Estate consists of 4.23 Acres

Improved with 24' x 40' Manufactured Home with Living Room

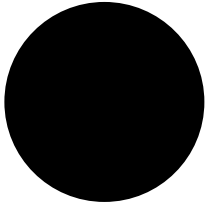
Kitchen with Cabinetry, Dishwasher, Stove & Refrigerator

2 Bedrooms, 2 Baths, plus Dining Room or 3rd Bedroom

Large Covered Deck with Hot Tub, Central Heat & Air, and 20' x 24' Detached Garage



**Call Jim Agee at 615.444.0909 or 615.504.0963
For Further Information**



SELLING FOR CASH or GOOD CHECK SALE DATE

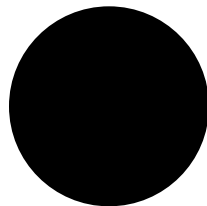
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CAR/TOOLS:

2009 NISSAN SENTRA 4 DOOR SEDAN • J.D. LT-55 42" RIDING MOWER • J.D. 111 HYDRO MOWER • CUB CADET LT 42" RIDING MOWER •, REAR TYNE GARDEN TILLER • 3-PT TURNING PLOW FOR GARDEN TRACTOR • GAS POWERED GENERATOR • CRAFTSMAN 10" TABLE SAW • TORPEDO KEROSENE HEATER • EL. BAND SAW • SKIL SAWS • EL. DRILLS • MILWAUKEE SAWS-ALL • BENCH GRINDER • GMC SAW • WORK BENCH • HI-LIFT JACK • CRAFTSMAN TOOL BOX(TOP & BOTTOM) • HAND TOOLS • WRENCHES-SOCKETS-RATCHETS-ETC • COME-A-LONG, JACK STANDS • WHEEL BARROW • STEPLADDER • LAWN & GARDEN TOOLS • RODS & REELS • TOPPER FOR P/U TRUCK

FURNITURE:

TABLE & 6 CHAIRS • FLAT SCREEN TV • COUCH • RECLINER • COMPUTER DESK & CHAIR • MAGAZINE TABLE • CARD TABLE • QUEEN BED & DRESSER • 5 DWR CHEST • END TABLES • BAKERS RACK • UTILITY CABINET • UPRIGHT VAC • KITCHEN AIDE MIXER • EL. KITCHEN APPLIANCES • TV TABLE • MISC DISH WARE - GLASSES - ETC • METAL PATIO TABLE & 4 CHAIRS • METAL SWING ON STAND • OTHER ITEMS



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For Further Information

Tracy Mullinix, Owner - Cathryn Armistead, Conservator

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; 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.

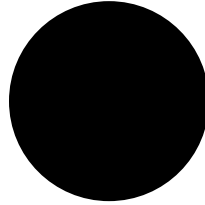
TITLE: Seller will furnish warranty deed; prorate 2022 property taxes; give possession with deed.

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 âAS ISâ.

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	2022-10-27
Buyer's Agent Comp.	Call for Details
Address Street	2307 Burford Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Thursday October 27, 2022 @ 10am 2307 Burford Rd • Lebanon TN 3 Bedrooms and 2 Bedrooms
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	yes



ABSOLUTE AUCTION **THURSDAY**
October 27, 2022
10:00 AM

2307 BURFORD ROAD, LEBANON, TN 37087

Real Estate consists of 4.23 Acres, Improved with 24' x 42' Manufactured Home with Living Room, Kitchen, Dining Room, Stove & Dishwasher, 2 Bedrooms, 2 Baths, plus Carport Room w/ 3rd Bedroom, Large Covered Deck with Hot Tub, Control Heat & Air, and 20' x 26' Detached Garage. Ideal for Home or Investment.

CAR • MOWERS • TOOLS • PERSONAL PROPERTY

Call Jim Agee at 615-504-0903 or 615-444-0909 For Further Information

Tracy Mullin, Owner - Cathryn Armistead, Conservator

Agee & Johnson Realty and Auction, Inc. 615.444.0909 www.AgeeAndJohnson.com

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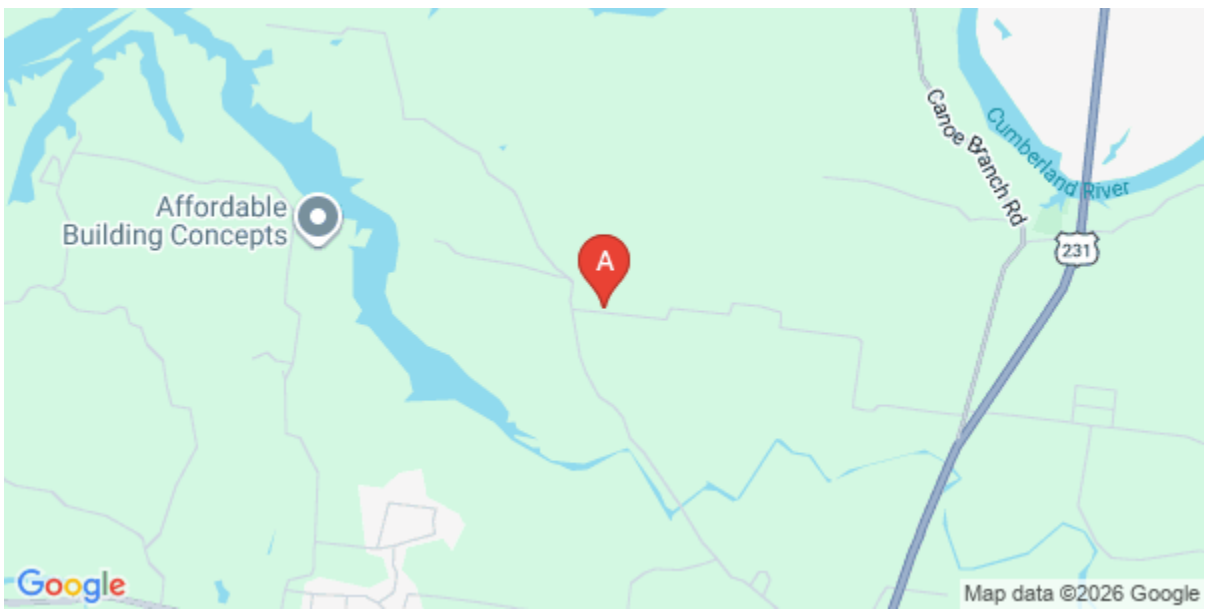
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Local & Nearby Area Resources / Businesses

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Rice Box	Chinese	4.61 mi	(615) 449-9488	35 Review(s) 4.5
2	Subway	Sandwiches	4.68 mi	(615) 453-3823	5 Review(s) 1.0
3	The Smoke House by Hoite's	Barbeque	4.81 mi	(615) 444-8300	1 Review(s) 3.0
4	Stroud's Barbeque	Barbeque	5.23 mi	(615) 444-6695	30 Review(s) 3.5
5	1 China	Chinese	5.24 mi	(615) 965-2937	14 Review(s) 3.5
6	Frankie's Cafe	Cafes	5.28 mi	(615) 449-3140	13 Review(s) 4.0
7	Pizza Hut	Pizza	5.32 mi	(615) 449-3875	9 Review(s) 3.5
8	Honey Baked Ham Company	Meat Shops	5.33 mi	(615) 443-4267	9 Review(s) 3.5
9	Taco Bell	Mexican	5.36 mi	(615) 453-4225	12 Review(s) 3.5
10	Arby's	Fast Food	5.36 mi	(615) 444-6044	10 Review(s) 2.0
11	Papa Johns Pizza	Pizza	5.37 mi	(615) 443-7272	12 Review(s) 2.5
12	Wendy's	Burgers	5.37 mi	(615) 547-4391	13 Review(s) 2.5
13	Jersey Mike's Subs	Sandwiches	5.37 mi	(615) 444-9886	10 Review(s) 3.5
14	Snow White Drive In	American (Traditional)	5.37 mi	(615) 443-4299	127 Review(s) 4.0
15	Krystal	Burgers	5.38 mi	(615) 444-7587	7 Review(s) 2.0
16	Dairy Queen Grill & Chill	Burgers	5.39 mi	(615) 239-3505	9 Review(s) 2.5
17	Sammy B's	American (New)	5.42 mi	(615) 547-4550	113 Review(s) 4.0
18	McDonald's	Fast Food	5.43 mi	(615) 449-1833	21 Review(s) 1.0
19	Ruby Tuesday	Burgers	5.44 mi	(615) 453-0577	59 Review(s) 2.5
20	Body Kneads	Skin Care	5.44 mi	(615) 449-7880	27 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	2.14 mi	(615) 547-8051	1 Review(s) 5.0
2	H. G. Hill's Grocery Store	Grocery	2.14 mi		1 Review(s) 1.0
3	Al's Foodland	Grocery	4.7 mi	(615) 449-8293	4 Review(s) 2.5
4	Publix Super Markets	Grocery	5.23 mi	(615) 444-2581	18 Review(s) 3.0
5	Kroger	Grocery	5.45 mi	(615) 449-4631	9 Review(s) 3.5
6	La Tienda Hispana	Grocery	6.09 mi	(615) 444-9859	9 Review(s) 4.5
7	Kroger	Grocery	6.29 mi	(615) 883-4259	1 Review(s) 1.0
8	Walmart Supercenter	Department Stores	6.94 mi	(615) 444-0471	27 Review(s) 1.5
9	ALDI	Grocery	7.07 mi	(855) 955-2534	6 Review(s) 4.5
10	Stagecoach General Store	Grocery	7.15 mi	(615) 452-0808	1 Review(s) 1.0
11	DG Market	Discount Store	7.21 mi	(615) 502-5794	1 Review(s) 5.0
12	Publix	Grocery	9.18 mi		2 Review(s) 3.5
13	Food Lion	Grocery	9.99 mi	(615) 452-8593	4 Review(s) 4.0
14	H.G. Hill Market	Grocery	10.6 mi	(615) 452-0122	4 Review(s) 3.0
15	Kroger	Grocery	10.75 mi	(615) 451-2803	8 Review(s) 2.5
16	Piggly Wiggly	Grocery	10.86 mi	(615) 374-0600	1 Review(s) 3.0
17	ALDI	Grocery	11.17 mi	(855) 955-2534	4 Review(s) 5.0
18	Walmart Supercenter	Grocery	11.25 mi	(615) 452-8452	12 Review(s) 1.5
19	Publix Super Markets	Grocery	11.63 mi	(615) 451-6285	11 Review(s) 4.5
20	Cedar Creek Market	Grocery	12.28 mi	(615) 773-6006	1 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Shane Selby, LMT, CLT	Massage Therapy	2.14 mi	(931) 260-5991	2 Review(s) 5.0
2	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	2.14 mi	(318) 243-4395	5 Review(s) 5.0
3	Vanderbilt Wilson County Hospital	Hospitals	5 mi	(615) 444-8262	17 Review(s) 2.0
4	Tate John MD	Ear Nose & Throat	5.04 mi	(615) 444-6667	3 Review(s) 2.5
5	Tennessee Implant & Oral Surgery	Oral Surgeons	5.11 mi	(615) 453-7800	2 Review(s) 3.5
6	Womens Health Center	Obstetricians & Gynecologists	5.12 mi	(615) 449-6780	8 Review(s) 1.5
7	Hearing Health Center	Hearing Aid Providers	5.15 mi	(615) 444-5425	1 Review(s) 5.0
8	Family Medical Associates & Pediatrics	Pediatricians	5.15 mi	(615) 444-6203	1 Review(s) 1.0
9	Family Eye Med	Optometrists	5.17 mi	(615) 449-0541	8 Review(s) 3.5
10	STAR Physical Therapy	Physical Therapy	5.17 mi	(615) 443-4938	5 Review(s) 4.0
11	John M. Pino, OD,PhD	Optometrists	5.17 mi	(615) 449-0541	1 Review(s) 5.0

12	Neuhaus Foot & Ankle	Podiatrists	5.21 mi	(615) 219-5123	4 Review(s) 4.0
13	Lifetime Hearing Clinic	Audiologist	5.21 mi	(615) 443-4070	1 Review(s) 5.0
14	Witherow Orthodontics	Orthodontists	5.21 mi	(615) 754-2027	1 Review(s) 5.0
15	Doctor's Office	Doctors	5.22 mi	(615) 453-3645	2 Review(s) 1.5
16	Bulow Orthotic & Prosthetic Solutions	Prosthetics	5.22 mi	(615) 327-9343	4 Review(s) 3.0
17	Lifecare Family Services	Counseling & Mental Health	5.22 mi	(615) 453-1606	2 Review(s) 1.0
18	Results Physiotherapy Lebanon, Tennessee	Physical Therapy	5.22 mi	(615) 443-9036	1 Review(s) 5.0
19	CareNow	Urgent Care	5.24 mi	(615) 938-7171	7 Review(s) 4.5
20	The Town Doctor	Family Practice	5.25 mi	(615) 547-6930	5 Review(s) 4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Young's Performance Skis & Cycles	Jet Skis	4.43 mi	(615) 449-2373	1 Review(s) 1.0
2	Don Fox Park	Parks	5.09 mi	(615) 449-0303	10 Review(s) 3.0
3	Jimmy Floyd Family Life Center	Fitness & Instruction	5.14 mi	(615) 453-4545	5 Review(s) 3.0
4	Premier Martial Arts	Martial Arts	5.24 mi	(615) 443-4783	1 Review(s) 5.0
5	Sports Village Fitness	Trainers	5.29 mi	(615) 449-0031	10 Review(s) 4.0
6	Pro Bowling Center	Bowling	5.3 mi	(615) 449-3898	8 Review(s) 3.5
7	World Classic Martial Arts	Martial Arts	5.33 mi	(615) 547-9606	1 Review(s) 5.0
8	Julia's Body Shop	Trainers	5.37 mi	(615) 828-5385	2 Review(s) 5.0
9	Pro Pools	Swimming Pools	5.38 mi	(888) 352-7582	25 Review(s) 1.5
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	5.39 mi	(615) 506-0428	1 Review(s) 5.0
11	Body Kneads	Skin Care	5.44 mi	(615) 449-7880	27 Review(s) 4.5
12	Planet Fitness	Gyms	5.46 mi	(615) 994-6905	3 Review(s) 3.5
13	David Deaton Karate Studios	Martial Arts	5.55 mi	(615) 547-1754	5 Review(s) 5.0
14	Wilkie's Outfitters	Rafting/Kayaking	5.81 mi	(615) 784-4179	1 Review(s) 5.0
15	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	5.97 mi	(804) 305-2321	1 Review(s) 5.0
16	Nashville Kayak Lessons	Rafting/Kayaking	6.21 mi	(615) 461-0711	3 Review(s) 5.0
17	The Dancing Lights Of Christmas	Kids Activities	6.69 mi		22 Review(s) 3.0
18	Bledsoe Creek State Park	Parks	6.73 mi	(615) 452-3706	21 Review(s) 4.0
19	Wilson United Soccer Club	Amateur Sports Teams	6.83 mi		1 Review(s) 5.0
20	The Gun Room	Sporting Goods	7.2 mi	(615) 453-6030	8 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	2.14 mi	(615) 547-8051	1 Review(s) 5.0
2	Renaissance Fiber Arts	Shades & Blinds	2.14 mi	(615) 295-5759	1 Review(s) 5.0
3	Roy Vaden Pools Construction	Pool Cleaners	2.14 mi	(615) 604-5400	4 Review(s) 3.5
4	Arnold's Safe & Lock	Keys & Locksmiths	2.14 mi	(615) 286-5625	1 Review(s) 5.0
5	Cracker Barrel Corporate Office	Flowers & Gifts	4.6 mi	(615) 444-5533	30 Review(s) 1.5
6	Gibbs Pharmacy	Drugstores	5.15 mi	(615) 449-3355	12 Review(s) 3.0
7	Family Eye Med	Optometrists	5.17 mi	(615) 449-0541	8 Review(s) 3.5
8	The Western Look	Shoe Stores	5.22 mi	(615) 547-7159	3 Review(s) 5.0
9	Sea of Silver and Sass	Women's Clothing	5.26 mi	(615) 788-4503	1 Review(s) 4.0
10	Tractor Supply	Hardware Stores	5.28 mi	(615) 449-4466	5 Review(s) 2.5
11	Harbor Freight Tools	Hardware Stores	5.29 mi	(615) 453-5261	2 Review(s) 5.0
12	Aaron's	Electronics	5.29 mi	(615) 453-2286	2 Review(s) 1.0
13	Harbor Freight	Hardware Stores	5.3 mi	(615) 527-4242	1 Review(s) 5.0
14	Wilson Farmers Co-Op	Farming Equipment	5.32 mi	(615) 444-5212	1 Review(s) 5.0
15	Optometric Physicians of Middle Tennessee	Optometrists	5.33 mi	(615) 444-2359	4 Review(s) 3.0
16	The Jewelers	Jewelry	5.35 mi	(615) 547-4444	2 Review(s) 5.0
17	Marti & Liz's Discount Shoes	Shoe Stores	5.36 mi	(615) 449-2629	7 Review(s) 3.0
18	K2 Agriculture & Turf	Farming Equipment	5.36 mi	(615) 547-6551	5 Review(s) 2.0
19	Pro Pools	Swimming Pools	5.38 mi	(888) 352-7582	25 Review(s) 1.5
20	Bargain Hunt	Discount Store	5.39 mi	(615) 547-1654	8 Review(s) 3.5