

7 Investment Properties Selling in 4 Locations

Lebanon, TN 37087

SOLD!

Auction
12/31/2022 10:00 am

ABSOLUTE AUCTION		Saturday December 31, 2022 Beginning @ 10:00 AM
SEVEN (7) PROPERTIES - SELLING AT 4 LOCATIONS		
10:00 AM - BRICK DUPLEX - 1831 HOLLOWAY CIRCLE, LEBANON, TN		
	BRICK DUPLEX Improved with 3 Bedroom, 1 Bath and 2 Bedroom, 1 Bath Duplex. Rental Property Opportunity	
11:00 AM - BRICK DUPLEX - 1257 SPRING CREEK ROAD, LEBANON, TN		
	BRICK DUPLEX Improved with 2 Bedroom, 1 Bath Each Side Duplex. Rental Property Opportunity	
12:00 PM - 4615 COLES FERRY PIKE, LEBANON, TN		
	FRAME HOUSE AND LOT Improved with 2 Bedroom, 1 Bath Frame House. 185 feet of road frontage on Coles Ferry Pike. Excellent Investment Opportunity	
1:00 PM - 4 PARCELS - BURFORD ROAD, LEBANON, TN		
		
	<ul style="list-style-type: none"> • 1897 Burford Road - 1.72 Acres with 16'x76' 3 Bedroom Mobile Home • 1855 Burford Road - 2.13 Acres - Lot Only • 1847 Burford Road - 1.03 Acres with 15'x76' 3 Bedroom Mobile Home • 1845 Burford Road - 1.57 Acres with 16'x76' 3 Bedroom Mobile Home 	
Rental Property Opportunity		
Call Jay White at 615-308-4421 or 615-444-0909 For Further Information The Estate of Donnie McPeak		
		615.444.0909 www.AgeeAndJohnson.com

Listed By (Agent):

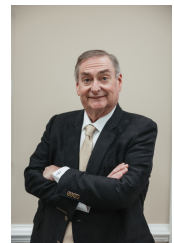
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY DECEMBER 31, 2022 • BEGINNING at 10AM

LOCATIONS

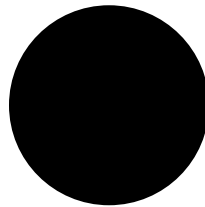
Progressive Absolute Auction beginning at 10:00am on Saturday December 31, 2022

10:00am: 1831 Holloway Circle • Lebanon TN

11:00am: 1257 Spring Creek Rd • Lebanon TN

12:00pm: 4615 Coles Ferry Pike • Lebanon TN

1:00pm: 4 Parcels - Burford Rd • Lebanon TN

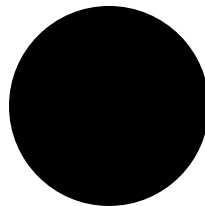


10:00am - 1831 Holloway Circle • Lebanon TN

BRICK DUPLEX

Improved with 3 Bedroom, 1 Bath
and 2 Bedroom, 1 Bath Duplex

Rental Property Opportunity

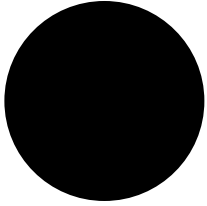


11:00am - 1257 Spring Creek Rd • Lebanon TN

BRICK DUPLEX

Improved with 2 Bedroom, 1 Bath

Each Side Duplex



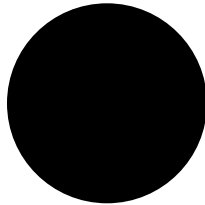
12:00pm - 4615 Coles Ferry Pike • Lebanon TN

FRAME HOUSE AND LOT

Improved with 2 Bedroom, 1 Bath Frame House

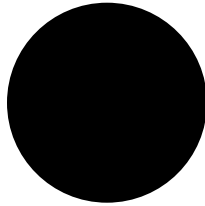
185 feet of road frontage on Coles Ferry Pike

Excellent Investment Opportunity



1:00pm - 4 Parcels - Burford Rd • Lebanon TN

1897 Burford Road Lebanon TN



Mobile Home and Lot

1.72 Acres with 16'x76' 3 Bedroom Mobile Home

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1855 Burford Road Lebanon TN

Lot Only

2.13 Acres - Lot Only

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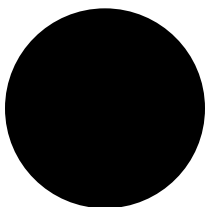
1847 Burford Road Lebanon TN

Mobile Home and Lot

1.03 Acres with 15'x76' 3 Bedroom Mobile Home

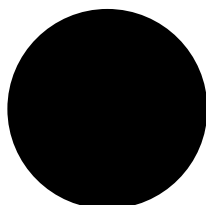
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1845 Burford Road Lebanon TN

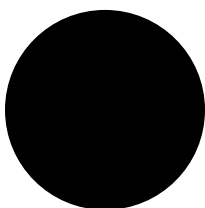


Mobile Home and Lot

1.57 Acres with 16'x76' 3 Bedroom Mobile Home



Rental Property Opportunity



**Call Jay White at 615.308.4421 or 615.444.0909
For Further Information**

The Estate of Donnie McPeak

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.

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.

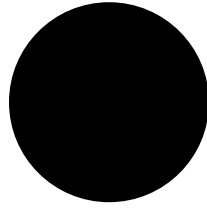
TITLE: Seller will furnish warranty deed; prorate 2022 property taxes; give possession with deed.

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.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2022-12-31
Buyer's Agent Comp.	Call for Details
Address Street	7 Investment Properties Selling in 4 Locations
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	7 Investment Properties Selling in 4 Locations Beginning at 10am on December 21, 2022
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



ABSOLUTE AUCTION Saturday December 31, 2022 Beginning @ 10:00 AM

SEVEN (7) PROPERTIES - SELLING AT 4 LOCATIONS

10:00 AM - BRICK DUPLEX - 1831 HOLLOWAY CIRCLE, LEBANON, TN

BRICK DUPLEX
Immaculate with 2 bedrooms, bath and 2 bedrooms, both double. Hardwood flooring opportunity.

10:00 AM - BRICK DUPLEX - 1257 SPRING CREEK ROAD, LEBANON, TN

BRICK DUPLEX
Immaculate - 2 bedrooms, bath, each with double. Hardwood flooring opportunity.

12:00 PM - 4615 COLES FERRY PIKE, LEBANON, TN

FRAME HOUSE AND LOT
Immaculate with 2 bedrooms, bath and 2 bedrooms, both double. Hardwood flooring opportunity.

2:00 PM - 4 PARCELS - BURFORD ROAD, LEBANON, TN

Call Jay White at 615-309-4428 or 615-444-0909 for further information
The State of Tennessee

AGEE & JOHNSON 615.444.0909
www.AgeeAndJohnson.com



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	The Smoke House by Hoite's	Barbeque	0.6 mi	(615) 444-8300	1 Review(s) 3.0
2	Rice Box	Chinese	0.62 mi	(615) 449-9488	36 Review(s) 4.5

3	RSVP at the Club	American (Traditional)	0.68 mi	(615) 470-7012	1 Review(s) 3.0★
4	Subway	Sandwiches	0.73 mi	(615) 453-3823	5 Review(s) 1.0★
5	Sammy B's	American (New)	1.16 mi	(615) 547-4550	118 Review(s) 4.0★
6	Belles Little Country Kitchen	Breakfast & Brunch	1.3 mi	(615) 547-6888	29 Review(s) 4.0★
7	Wildberry	Cafes	1.34 mi	(615) 547-4494	17 Review(s) 4.5★
8	New China II Restaurant	Chinese	1.38 mi	(615) 449-4535	1 Review(s) 1.0★
9	Mr Panchos Mexican Restaurant	Mexican	1.38 mi	(615) 443-3995	33 Review(s) 3.5★
10	Tenn Lakes Brewing Company	Pizza	1.39 mi	(615) 994-1330	5 Review(s) 4.5★
11	David's Pizza	Pizza	1.39 mi	(615) 444-8232	27 Review(s) 2.5★
12	Pop's Coffee Shop	Coffee & Tea	1.39 mi	(615) 450-8629	10 Review(s) 4.5★
13	Tenn Lakes Brewing Company	Pizza	1.39 mi		1 Review(s) 1.0★
14	J. Clayborn's	Delis	1.41 mi	(615) 784-4055	51 Review(s) 4.5★
15	Sonic Drive-In	Fast Food	1.42 mi	(615) 449-3034	20 Review(s) 2.5★
16	Painturo's	Pizza	1.43 mi	(615) 443-8444	74 Review(s) 4.5★
17	Speedy Burrito Lebanon Tennessee	Mexican	1.44 mi	(615) 784-4071	93 Review(s) 4.5★
18	Sake Japanese Grill	Japanese	1.44 mi	(615) 453-1566	59 Review(s) 3.5★
19	Los Compadres Mexican Restaurant	Mexican	1.45 mi	(615) 443-4697	53 Review(s) 3.5★
20	Domino's Pizza	Pizza	1.46 mi	(615) 449-3733	25 Review(s) 2.0★

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.71 mi	(615) 449-8293	6 Review(s) 2.5★
2	Kroger	Grocery	1.83 mi	(615) 449-4631	10 Review(s) 3.5★
3	La Tienda Hispana	Grocery	1.83 mi	(615) 444-9859	9 Review(s) 4.5★
4	Publix Super Markets	Grocery	2.41 mi	(615) 444-2581	19 Review(s) 3.0★
5	Walmart Supercenter	Department Stores	2.68 mi	(615) 444-0471	30 Review(s) 2.0★
6	ALDI	Grocery	2.78 mi	(855) 955-2534	6 Review(s) 4.5★
7	Dollar General	Discount Store	3.16 mi	(615) 547-8051	1 Review(s) 5.0★
8	H. G. Hill's Grocery Store	Grocery	3.16 mi		1 Review(s) 1.0★
9	Kroger	Grocery	5.22 mi	(615) 883-4259	1 Review(s) 1.0★
10	Dollar General	Discount Store	8.97 mi	(615) 965-3350	2 Review(s) 3.5★
11	Gladeville Smoke Shop	Tobacco Shops	10.48 mi	(615) 443-2226	1 Review(s) 1.0★
12	Dollar General	Grocery	10.48 mi	(615) 250-3534	2 Review(s) 2.5★
13	Stagecoach General Store	Grocery	11.44 mi	(615) 452-0808	1 Review(s) 1.0★
14	DG Market	Discount Store	11.5 mi	(615) 502-5794	1 Review(s) 5.0★
15	Publix Super Markets	Grocery	11.81 mi	(615) 758-9830	3 Review(s) 5.0★
16	Publix Super Markets	Grocery	11.81 mi	(615) 758-4200	17 Review(s) 4.0★
17	Kroger	Grocery	11.84 mi	(615) 773-8700	7 Review(s) 3.5★
18	Houston Meat & Produce	Grocery	11.84 mi	(615) 758-7226	35 Review(s) 4.5★
19	Dollar General	Discount Store	11.97 mi	(615) 553-3482	1 Review(s) 3.0★
20	Publix	Grocery	12.16 mi		2 Review(s) 3.5★

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	8 Review(s) 3.5★
2	STAR Physical Therapy	Physical Therapy	0.88 mi	(615) 443-4938	5 Review(s) 4.0★
3	John M. Pino, OD,PhD	Optometrists	0.88 mi	(615) 449-0541	1 Review(s) 5.0★
4	Troy L Long, DDS	Cosmetic Dentists	1.06 mi	(615) 444-2782	6 Review(s) 5.0★
5	Flawless Reflection	Weight Loss Centers	1.21 mi	(615) 489-6949	4 Review(s) 4.0★
6	Strauss William T DC	Chiropractors	1.22 mi	(615) 444-5335	1 Review(s) 5.0★
7	Smile Gallery	General Dentistry	1.27 mi	(615) 444-2069	8 Review(s) 4.0★
8	Johnson Bruce L DDS	Oral Surgeons	1.3 mi	(615) 444-0065	1 Review(s) 5.0★
9	Benson Orthodontics	Oral Surgeons	1.37 mi	(615) 449-0895	1 Review(s) 5.0★
10	Wilson County Chiropractic	Chiropractors	1.38 mi	(615) 449-6700	3 Review(s) 5.0★
11	Larkins Teresa K DMD	General Dentistry	1.38 mi	(615) 444-3932	1 Review(s) 5.0★
12	Davis Dentistry of Lebanon	General Dentistry	1.38 mi	(615) 444-2262	1 Review(s) 5.0★
13	Lebanon Dental Excellence	General Dentistry	1.39 mi	(615) 444-2262	3 Review(s) 3.5★
14	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.39 mi	(615) 453-1252	4 Review(s) 3.0★
15	Gallaher John OD	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0★
16	Gallaher EyeCare	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0★
17	Tate John MD	Ear Nose & Throat	1.45 mi	(615) 444-6667	3 Review(s) 2.5★

18	Grosch Counseling Center LLC	Counseling & Mental Health	1.45 mi	(615) 444-7885	1 Review(s) 2.0
19	Healthy Bones Chiropractic	Chiropractors	1.46 mi	(615) 549-8070	1 Review(s) 5.0
20	Lebanon Dental	General Dentistry	1.47 mi	(615) 449-8800	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	0.86 mi	(615) 453-4545	4 Review(s) 3.5
2	Don Fox Park	Parks	0.93 mi	(615) 449-0303	11 Review(s) 3.5
3	Pro Bowling Center	Bowling	1 mi	(615) 449-3898	8 Review(s) 3.5
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.11 mi	(615) 506-0428	1 Review(s) 5.0
5	Planet Fitness	Gyms	1.37 mi	(615) 994-6905	3 Review(s) 3.5
6	David Deaton Karate Studios	Martial Arts	1.43 mi	(615) 547-1754	5 Review(s) 5.0
7	Wilkie's Outfitters	Rafting/Kayaking	1.6 mi	(615) 784-4179	1 Review(s) 5.0
8	Julia's Body Shop	Trainers	1.65 mi	(615) 828-5385	2 Review(s) 5.0
9	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.73 mi	(804) 305-2321	1 Review(s) 5.0
10	Premier Martial Arts	Martial Arts	1.84 mi	(615) 443-4783	1 Review(s) 5.0
11	Pro Pools	Swimming Pools	1.96 mi	(888) 352-7582	26 Review(s) 1.5
12	World Classic Martial Arts	Martial Arts	2.27 mi	(615) 547-9606	1 Review(s) 5.0
13	Wilson United Soccer Club	Amateur Sports Teams	2.56 mi		1 Review(s) 5.0
14	Sports Village Fitness	Trainers	2.68 mi	(615) 449-0031	10 Review(s) 4.0
15	The Dancing Lights Of Christmas	Kids Activities	2.73 mi		25 Review(s) 3.0
16	The Gun Room	Sporting Goods	3.13 mi	(615) 453-6030	8 Review(s) 5.0
17	Body Kneads	Skin Care	3.57 mi	(615) 449-7880	27 Review(s) 4.5
18	Anytime Fitness	Gyms	3.92 mi	(615) 547-4736	8 Review(s) 4.5
19	Young's Performance Skis & Cycles	Jet Skis	4.48 mi	(615) 449-2373	1 Review(s) 1.0
20	Sellars State Farm Archaeological Area	Parks	5.54 mi		1 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Marley's Smoke Shop	Tobacco Shops	0.62 mi	(615) 547-9891	1 Review(s) 5.0
2	Cracker Barrel Corporate Office	Flowers & Gifts	0.79 mi	(615) 444-5533	33 Review(s) 1.5
3	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	8 Review(s) 3.5
4	Sea of Silver and Sass	Women's Clothing	0.97 mi	(615) 788-4503	1 Review(s) 4.0
5	The Western Look	Shoe Stores	1.1 mi	(615) 547-7159	4 Review(s) 5.0
6	Bloem Kind Boutique	Women's Clothing	1.36 mi	(615) 270-0360	2 Review(s) 4.5
7	Big Lots	Department Stores	1.36 mi	(615) 443-1340	3 Review(s) 4.0
8	S S Graham Floral	Florists	1.37 mi	(615) 443-3366	1 Review(s) 5.0
9	Smiths Furniture Galleria	Furniture Stores	1.38 mi	(615) 444-2864	9 Review(s) 4.0
10	Gardens On Main	Nurseries & Gardening	1.38 mi	(615) 547-4900	5 Review(s) 2.0
11	iBROKEiT	Mobile Phone Repair	1.39 mi	(615) 547-9504	5 Review(s) 4.0
12	Wiggins Jewelers	Jewelry	1.39 mi	(615) 444-3975	4 Review(s) 5.0
13	DT's Used Appliances	Appliances	1.4 mi	(615) 470-3070	1 Review(s) 5.0
14	Pawnmax	Pawn Shops	1.41 mi	(615) 547-6015	1 Review(s) 1.0
15	Cash 2 Go	Gold Buyers	1.41 mi	(615) 547-2562	1 Review(s) 5.0
16	DT McCall & Sons	Furniture Stores	1.42 mi	(615) 453-5767	16 Review(s) 2.0
17	Friends In Stitches	Jewelry	1.42 mi	(615) 453-2221	2 Review(s) 5.0
18	Gallaher EyeCare	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0
19	Haven House Thrift Shop	Thrift Stores	1.43 mi	(615) 965-2706	5 Review(s) 4.5
20	4EverEcig	Vape Shops	1.43 mi	(615) 470-8233	3 Review(s) 3.5