

217 Primrose Lane
Lebanon, TN 37087

SOLD!

Auction
03/18/2023 10:00 am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



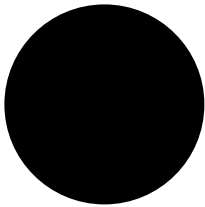
ABSOLUTE AUCTION

SATURDAY MARCH 18, 2023

Located 217 Primrose Lane • Lebanon, TN 37087

DIRECTIONS: From Lebanon Public Square, go West Main Street 3.3 miles, turn right on Maple Hill Road, go .4 mile, turn left on Primrose Lane, got to 217. Watch for signs!!!

1700 SF SINGLE LEVEL LIVING • 3 BEDROOMS • 2.5 BATH HOME SUMMERCREST SUBDIVISION



Single Level Living!

Neat, Clean Vinyl Sided Home with Split-Bedroom Floor Plan

Built in 1989 with approximately 1,708 sq. ft. of Living Area

Living Room with 10' Ceiling and Gas Log Fireplace, Dining Room, Kitchen with Eating Bar and Stainless Appliances

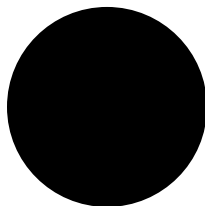
Three Bedrooms, Two and One Half Baths, Laundry Room, and Two-Car Attached Garage

House was recently painted inside and vinyl plank flooring installed throughout

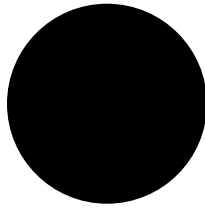
Central Heat and Air plus separate unit for the Garage

Nice Lot, Paved Drives, 24'x30' Metal Carport, Nice Private Back Yard.

Opportunity is Knocking!!!



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



FURNITURE:

2 Leather Sofas & 2 Ottomans-Flexsteel • Coffee Table • 2 End Tables • Leather Wing Back Chair • Large Flat Screen TV • Bose Surround Sound System • Dining Table-6 Chairs • Small Sideboard • Bookshelf • 4 Bar Stools • Queen Bed • Small Glass Door Bookcase • 3 Drawer Lateral File • Sony Flat Screen TV with Sound Bar • Nightstand • King Size Bed • Wing Back Chair • Pictures & Frames • Yard Bench & 2 Tables • Rubbermaid Yard Cart • Lifetime Picnic Table • Outdoor Glider Chair/Side Table • Primo Ceramic Grill

WOODWORKING/TOOLS:

Milwaukee M28 Hammer Drill Sawzall • Circular Saw • Milwaukee M18 Blower, Vacuum, Impact Driver, Compact Router, Jigsaw • Dewalt 10" Tablesaw with Cart • Delta Shopmaster Sander • Hitachi Miter Saw • Stablemate Saw Stand • Porter Cable Router • Delta Table Saw with Stand • Ridged 16 Gal. Shop Vac • Porter Cable Deluxe Dovetail Jig • Craftsman Tool Set • Drill Bit Sets-Milwaukee, Dewalt, Fastner Bits • Extension Cords • Porter Cable Pancake Air Compressor • Galvanized Trash Cans • Husky Tool Chest • Wood Clamps • Hardware: Nails, Screws, Bolts • Big Country 36" Fan • 3 Sheets-3/4" Plywood some 2x's • 2 Husky 46" Work Table-Adjustable Height • Dremel Tool with Several Attachments • Husky Airtank • Delta 12" Drill Press • Punch Set Numbered • Grease Gun & Bucket • Folding Sawhorses

HOUSEHOLD:

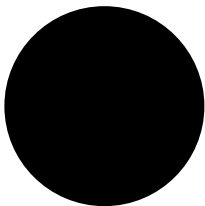
Kenmore Refrigerator & Freezer • Heaters • 8' Plastic Folding Table • Bath Towels • Bed Linens • Pots • Pans • Cooking Utensils • Lodge Skillet & Wok • Lodge Enamel Dutch Oven • 4 Place Setting Noritake Stoneware • Amana Washer & Dryer • Electric Space Heater • Al Clad Steamer • Keurig Coffee Maker • Stainless Steel Microwave Oven

ELECTRONICS/INSTRUMENTS/GUN/MISC.:

Panasonic Stereo • Bose Radio/CD Player • Takamine G Series 6 String Guitar • Yamaha CGS104A Guitar • Ibanez Amp • Apple Laptop Mac Book Pro • Apple Mac Book Pro • HP • Magtech 199.2 410 SS Shotgun • Dog Play Pen • 2 Wheeler • 1/2 Plane Prop • Several Remote Control Airplanes-Gas & Electric • Remote Control Airplane Parts-Controllers-Kits

MUCH MUCH MORE

Selling for Cash or Good Check Sale Date



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Estate of George Rohr

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.

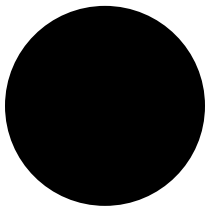
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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	2023-03-18
Buyer's Agent Comp.	Call for Details
Address Street	217 Primrose Lane
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday March 18, 2023 @ 10am 3 Bedroom Home @ SummerCrest Subdivision • Furniture • Woodworking Equipment • Much More
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

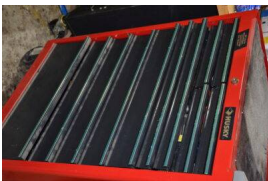
ABSOLUTE AUCTION Saturday March 18, 2023 10:00 AM
217 PRIMROSE LANE, LEBANON, TN 37087
1,700 SQ. FT. ONE LEVEL HOME • SUMMERCREST SUBDIVISION
3 BEDROOMS • 2 1/2 BATHS • TWO CAR GARAGE



Most Clean Vinyl Sided Home with Split Bedroom Floor Plan, built in 1980 with approximately 1700 sq. ft. of living area, consists of Living Room with TV ceiling and gas log fireplace, Dining Room, Kitchen with eating bar and chair seat appliances, Three Bedrooms, Two and One Half Baths, Laundry Room and Two Car Attached Garage, Nice Lot, Paved Driveway, 20'x20' Metal Carport, Nice Private Back Yard. Opportunity is Knocking!

NICE CLEAN FURNITURE • WOODWORKING • EQUIPMENT • MUCH MORE

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



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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	1 China	Chinese	0.47 mi	(615) 965-2937	15 Review(s) 3.5
2	Snow White Drive In	American (Traditional)	0.6 mi	(615) 443-4299	139 Review(s) 4.0
3	Taco Bell	Mexican	0.67 mi	(615) 453-4225	15 Review(s) 3.0
4	Pizza Hut	Pizza	0.68 mi	(615) 449-3875	10 Review(s) 3.0
5	Dairy Queen Grill & Chill	Burgers	0.94 mi	(615) 239-3505	11 Review(s) 2.5
6	Frankie's Cafe	Cafes	0.94 mi	(615) 449-3140	14 Review(s) 4.0
7	Jersey Mike's Subs	Sandwiches	0.97 mi	(615) 724-7458	29 Review(s) 2.5
8	Arby's	Fast Food	1.07 mi	(615) 444-6044	10 Review(s) 2.0
9	Wendy's	Burgers	1.13 mi	(615) 547-4391	15 Review(s) 3.0
10	Jimmy John's	Sandwiches	1.17 mi	(615) 784-4700	8 Review(s) 4.0
11	McDonald's	Fast Food	1.2 mi	(615) 449-1833	24 Review(s) 1.0
12	Honey Baked Ham Company	Meat Shops	1.21 mi	(615) 443-4267	9 Review(s) 3.5
13	Krystal	Burgers	1.24 mi	(615) 444-7587	8 Review(s) 2.0
14	Body Kneads Coffee	Cafes	1.27 mi	(615) 965-2040	7 Review(s) 4.0
15	China Wok	Chinese	1.29 mi	(615) 443-2266	15 Review(s) 2.5
16	Stroud's Barbeque	Barbeque	1.29 mi	(615) 444-6695	32 Review(s) 3.5
17	Mangos Mexican Restaurant	Mexican	1.33 mi	(615) 470-8289	64 Review(s) 3.5
18	Papa Murphy's	Pizza	1.35 mi	(615) 444-9211	7 Review(s) 3.5
19	Subway	Sandwiches	1.35 mi	(615) 443-3400	1 Review(s) 1.0
20	Little Caesars Pizza	Pizza	1.44 mi	(615) 444-9969	7 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	0.48 mi	(615) 444-2581	20 Review(s) 3.0
2	Kroger	Grocery	1.27 mi	(615) 449-4631	10 Review(s) 3.5
3	Kroger	Grocery	2.9 mi	(615) 883-4259	1 Review(s) 1.0
4	Al's Foodland	Grocery	2.97 mi	(615) 449-8293	8 Review(s) 2.0
5	La Tienda Hispana	Grocery	3.37 mi	(615) 444-9859	9 Review(s) 4.5
6	ALDI	Grocery	3.84 mi	(855) 955-2534	6 Review(s) 4.5
7	Walmart Supercenter	Department Stores	3.99 mi	(615) 444-0471	32 Review(s) 2.0
8	Publix - Lebanon	Grocery	4.52 mi	(615) 443-4349	1 Review(s) 5.0

9	Dollar General	Discount Store	4.67 mi	(615) 547-8051	1 Review(s) 5.0
10	H. G. Hill's Grocery Store	Grocery	4.67 mi		1 Review(s) 1.0
11	Dollar General	Discount Store	8.89 mi	(615) 965-3350	2 Review(s) 3.5
12	Gladeville Smoke Shop	Tobacco Shops	9.23 mi	(615) 443-2226	1 Review(s) 1.0
13	Dollar General	Grocery	9.23 mi	(615) 250-3534	2 Review(s) 2.5
14	Publix Super Markets	Grocery	9.48 mi	(615) 758-9830	3 Review(s) 5.0
15	Publix Super Markets	Grocery	9.48 mi	(615) 758-4200	17 Review(s) 4.0
16	Kroger	Grocery	9.51 mi	(615) 773-8700	9 Review(s) 3.0
17	Houston Meat & Produce	Grocery	9.52 mi	(615) 758-7226	35 Review(s) 4.5
18	Dollar General	Discount Store	9.73 mi	(615) 553-3482	1 Review(s) 3.0
19	ALDI	Grocery	10.06 mi	(855) 955-2534	3 Review(s) 4.5
20	Walmart Supercenter	Grocery	10.12 mi	(615) 758-1121	12 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Beltone Hearing Aid Service	Hearing Aid Providers	0.47 mi	(615) 449-2500	1 Review(s) 5.0
2	CareNow	Urgent Care	0.47 mi	(615) 938-7171	9 Review(s) 4.5
3	Lebanon Dental Care	General Dentistry	0.58 mi	(615) 784-4330	5 Review(s) 1.5
4	Optometric Physicians of Middle Tennessee	Optometrists	0.58 mi	(615) 444-2359	3 Review(s) 2.5
5	Be Still & Breathe Salt Wellness Center	Halotherapy	0.65 mi	(615) 470-8500	3 Review(s) 4.5
6	JASA Therapeutic Massage	Massage	0.66 mi	(615) 948-1164	1 Review(s) 1.0
7	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	0.66 mi	(615) 449-3222	7 Review(s) 5.0
8	The Town Doctor	Family Practice	0.67 mi	(615) 547-6930	5 Review(s) 4.0
9	Cumberland Chiropractic and Sports Medicine	Chiropractors	0.68 mi	(615) 444-2234	3 Review(s) 5.0
10	Vanderbilt Eye Institute	Ophthalmologists	0.68 mi		4 Review(s) 2.5
11	Pinnacle Dermatology- Lebanon	Dermatologists	0.7 mi	(615) 994-8201	3 Review(s) 2.5
12	John Kane, MD	Pediatricians	0.84 mi	(615) 443-6833	1 Review(s) 1.0
13	Abbey Paul MD	Sports Medicine	0.84 mi	(615) 449-0990	1 Review(s) 1.0
14	The Pavilion Senior Living at Lebanon	Rehabilitation Center	0.96 mi	(615) 444-5556	1 Review(s) 1.0
15	Sport Ortho Urgent Care	Urgent Care	1.06 mi	(615) 553-5000	1 Review(s) 5.0
16	Womens Health Center	Obstetricians & Gynecologists	1.08 mi	(615) 449-6780	8 Review(s) 1.5
17	Lifetime Hearing Clinic	Audiologist	1.11 mi	(615) 443-4070	1 Review(s) 5.0
18	Doctor's Office	Doctors	1.11 mi	(615) 453-3645	2 Review(s) 1.5
19	Vanderbilt Wilson County Hospital	Hospitals	1.12 mi	(615) 444-8262	19 Review(s) 2.0
20	Hearing Health Center	Hearing Aid Providers	1.13 mi	(615) 444-5425	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sports Village Fitness	Trainers	0.51 mi	(615) 449-0031	10 Review(s) 4.0
2	World Classic Martial Arts	Martial Arts	0.68 mi	(615) 547-9606	1 Review(s) 5.0
3	Premier Martial Arts	Martial Arts	0.98 mi	(615) 443-4783	1 Review(s) 5.0
4	Pro Pools	Swimming Pools	1.03 mi	(888) 352-7582	26 Review(s) 1.5
5	Julia's Body Shop	Trainers	1.38 mi	(615) 828-5385	2 Review(s) 5.0
6	Planet Fitness	Gyms	1.94 mi	(615) 994-6905	3 Review(s) 3.5
7	Don Fox Park	Parks	2 mi	(615) 449-0303	11 Review(s) 3.5
8	David Deaton Karate Studios	Martial Arts	2.03 mi	(615) 547-1754	5 Review(s) 5.0
9	Young's Performance Skis & Cycles	Jet Skis	2.61 mi	(615) 449-2373	1 Review(s) 1.0
10	Pro Bowling Center	Bowling	2.63 mi	(615) 449-3898	8 Review(s) 3.5
11	Jimmy Floyd Family Life Center	Fitness & Instruction	2.68 mi	(615) 453-4545	4 Review(s) 3.5
12	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.81 mi	(615) 506-0428	1 Review(s) 5.0
13	Wilson United Soccer Club	Amateur Sports Teams	3.21 mi		1 Review(s) 5.0
14	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	3.34 mi	(804) 305-2321	1 Review(s) 5.0
15	Wilkie's Outfitters	Rafting/Kayaking	3.35 mi	(615) 784-4179	1 Review(s) 5.0
16	The Dancing Lights Of Christmas	Kids Activities	4.57 mi		23 Review(s) 3.0
17	Anytime Fitness	Gyms	4.7 mi	(615) 547-4736	8 Review(s) 4.5
18	The Gun Room	Sporting Goods	4.78 mi	(615) 453-6030	8 Review(s) 5.0
19	Xtreme Paintball	Paintball	4.86 mi	(615) 547-2324	13 Review(s) 3.0
20	Intrigue Athletics	Gymnastics	5.4 mi	(615) 981-0231	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Optometric Physicians of Middle Tennessee	Optometrists	0.58 mi	(615) 444-2359	3 Review(s)	2.5
2	Vanderbilt Eye Institute	Ophthalmologists	0.68 mi		4 Review(s)	2.5
3	Pro Pools	Swimming Pools	1.03 mi	(888) 352-7582	26 Review(s)	1.5
4	Harbor Freight Tools	Hardware Stores	1.05 mi	(615) 453-5261	2 Review(s)	5.0
5	Gibbs Pharmacy	Drugstores	1.06 mi	(615) 449-3355	14 Review(s)	3.0
6	Harbor Freight	Hardware Stores	1.06 mi	(615) 527-4242	1 Review(s)	5.0
7	Aaron's	Electronics	1.07 mi	(615) 453-2286	2 Review(s)	1.0
8	Tractor Supply	Hardware Stores	1.11 mi	(615) 449-4466	6 Review(s)	3.0
9	The Jewelers	Jewelry	1.16 mi	(615) 547-4444	2 Review(s)	5.0
10	Verizon	Mobile Phones	1.17 mi	(800) 880-1077	11 Review(s)	2.5
11	Beauty Boutique	Cosmetics & Beauty Supply	1.18 mi	(615) 547-4468	2 Review(s)	3.0
12	K2 Agriculture & Turf	Farming Equipment	1.26 mi	(615) 547-6551	5 Review(s)	2.0
13	T-Mobile	Mobile Phones	1.29 mi	(615) 784-4269	7 Review(s)	4.0
14	Wilson Farmers Co-Op	Farming Equipment	1.41 mi	(615) 444-5212	1 Review(s)	5.0
15	GG's Jewelry & Gifts's	Jewelry	1.48 mi	(615) 449-8594	1 Review(s)	5.0
16	Marti & Liz's Discount Shoes	Shoe Stores	1.54 mi	(615) 449-2629	7 Review(s)	3.0
17	Jnr Electronics	Electronics	1.58 mi	(615) 443-1989	3 Review(s)	2.5
18	Cracker Barrel Corporate Office	Flowers & Gifts	1.62 mi	(615) 444-5533	40 Review(s)	1.5
19	Bargain Hunt	Discount Store	1.62 mi	(615) 547-1654	8 Review(s)	3.5
20	Lebanon Gun Shop	Guns & Ammo	1.65 mi	(615) 547-9600	6 Review(s)	3.5