

1109 Bel-Aire Dr
Lebanon, TN 37087

SOLD!

Auction
04/08/2023 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 APRIL 8, 2023

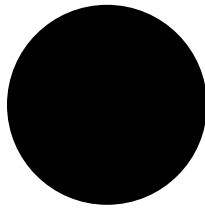
Located 1109 Bel-Aire Dr • Lebanon, TN 37087

DIRECTIONS:

From Lebanon Public Square, travel north on North Cumberland/231-N 1.2 miles, turn right onto Oakdale Drive, first left onto Bel-Aire to 1109. Watch for signs!!!

3 BEDROOM • 1.5 BATH HOME BRICK HOUSE & LOT

PLUS ADJOINING VACANT LOT



House & Lot

Neat, Clean Brick House with approximately 1,675 sq. ft. under roof

House consists of Living Room with Hardwood Floor

Open Kitchen-Dining Room with Oak Cabinets and Bar, Built-in Oven and Cooktop

Three Bedrooms with Hardwood Floors, 1.5 Tiled Baths

Semi-Finished Garage with Laundry Room with storage above

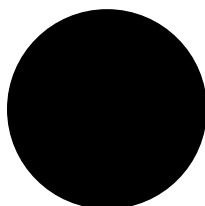
Sun Room on back, large 21'x36' Awning Carport, Central Heat (Gas) and Air Conditioning

Nice Level Lot (90'x192'), Paved Drive, 14'x36' Shop/Storage Building and 12'x20' Barn Building. Ideal for Home or Investment

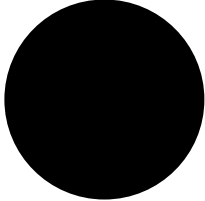
Extra Lot

Beautiful, Level Building Lot (90'x192' irregular)

City Utilities Available, restricted to 1,200 sq. ft. site built homes



**Call Jim Agee at 615.504.0964 or 615.444.0909
For Further Information**



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

Barnes Heirs, Owners

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.

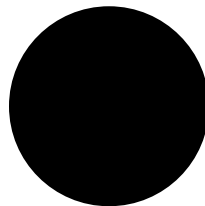
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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	2023-04-08
Buyer's Agent Comp.	Call for Details
Address Street	1109 Bel-Aire Dr
Address City	Lebanon
Address State	TN

Address Zipcode	37087
County	Wilson
Auction Highlights	Absolute Auction Saturday April 8, 2023 @ 10a 1109 Bel-Aire Dr • Lebanon TN 3 Bedroom Home + Vacant Lot
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes



ABSOLUTE AUCTION Saturday April 8, 2023 10:00 AM
1109 BEL-AIRE DRIVE, LEBANON, TN 37087
3 BEDROOM, 1.5 BATH BRICK HOUSE & LOT PLUS ADJOINING VACANT LOT (90' x 192' IRREGULAR)

3 Bed/1.5 Bath Near, Clean Brick House with approximately 1675 sq. ft. under roof. Home consists of Living Room with Hardwood Floor, Open Kitchen Dining Room with Oak Cabinets and Bar, Built in Oven and Cooktop, Three Bedrooms with Hardwood Floors, 1.5 Bath, Sun Room on back, large 21' x 32' Awning, Carport, Central Heat/Cool and Air Conditioning, Nice Level Lot (90' x 192'), Paved Drive, W/36' Shop/Storage Building and 12' x 20' Barn Building Ideal for Home or Investment. Extra Lot: Beautiful, Level Building Lot (90' x 192' Irregular). City Utilities Available, restricted to 1200 sq. ft. site built homes.

Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information
 Bomes Realty, Chartered
 www.AgeeAndJohnson.com

ABSOLUTE AUCTION Saturday April 8, 2023 10:00 AM
1109 BEL-AIRE DRIVE, LEBANON, TN 37087
3 BEDROOM, 1.5 BATH BRICK HOUSE & LOT PLUS ADJOINING VACANT LOT (90' x 192' IRREGULAR)

3 Bed/1.5 Bath Near, Clean Brick House with approximately 1675 sq. ft. under roof. Home consists of Living Room with Hardwood Floor, Open Kitchen Dining Room with Oak Cabinets and Bar, Built in Oven and Cooktop, Three Bedrooms with Hardwood Floors, 1.5 Bath, Sun Room on back, large 21' x 32' Awning, Carport, Central Heat/Cool and Air Conditioning, Nice Level Lot (90' x 192'), Paved Drive, W/36' Shop/Storage Building and 12' x 20' Barn Building Ideal for Home or Investment. Extra Lot: Beautiful, Level Building Lot (90' x 192' Irregular). City Utilities Available, restricted to 1200 sq. ft. site built homes.

Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information
 Bomes Realty, Chartered
 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	39 Review(s) 4.5
3	RSVP at the Club	American (Traditional)	0.68 mi	(615) 470-7012	2 Review(s) 3.5
4	Tee Time Bar and Grill	Bars	0.68 mi	(615) 444-8300	0 N/A
5	Subway	Sandwiches	0.73 mi	(615) 453-3823	5 Review(s) 1.0
6	People's BBQ	Barbeque	0.76 mi	(615) 784-4175	0 N/A

7	Sammy B's	American (New)	1.16 mi	(615) 547-4550	125 Review(s) 4.0
8	Belles Little Country Kitchen	Breakfast & Brunch	1.3 mi	(615) 547-6888	30 Review(s) 3.5
9	Wildberry	Cafes	1.34 mi	(615) 547-4494	17 Review(s) 4.5
10	Pesto Ristorante Italiano	Italian	1.35 mi	(615) 547-9746	0 N/A
11	New China II Restaurant	Chinese	1.38 mi	(615) 449-4535	1 Review(s) 1.0
12	Mr Panchos Mexican Restaurant	Mexican	1.38 mi	(615) 443-3995	35 Review(s) 3.5
13	Tenn Lakes Brewing Company	Pizza	1.39 mi	(615) 994-1330	12 Review(s) 4.5
14	David's Pizza	Pizza	1.39 mi	(615) 444-8232	27 Review(s) 2.5
15	Pop's Coffee Shop	Coffee & Tea	1.39 mi	(615) 450-8629	12 Review(s) 4.5
16	Tenn Lakes Brewing Company	Pizza	1.39 mi		2 Review(s) 3.0
17	J. Clayborn's	Delis	1.41 mi	(615) 784-4055	55 Review(s) 4.5
18	Sonic Drive-In	Fast Food	1.42 mi	(615) 449-3034	21 Review(s) 2.5
19	Painturo's	Pizza	1.43 mi	(615) 443-8444	74 Review(s) 4.5
20	Speedy Burrito Lebanon Tennessee	Mexican	1.44 mi	(615) 784-4071	87 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.71 mi	(615) 449-8293	8 Review(s) 2.0
2	Dollar General	Grocery	0.75 mi	(615) 784-8980	0 N/A
3	Dollar General	Grocery	1.42 mi	(615) 784-5191	0 N/A
4	Quik Stop Superette	Grocery	1.43 mi	(615) 444-6006	0 N/A
5	Dollar General	Grocery	1.44 mi	(615) 549-7428	0 N/A
6	Half Priced Foods	Grocery	1.47 mi	(615) 547-4414	0 N/A
7	Bi-Lo	Drugstores	1.52 mi	(615) 453-3931	0 N/A
8	Demeter's Common	Grocery	1.56 mi	(615) 965-2944	0 N/A
9	Hg Hill Market #16	Grocery	1.57 mi	(615) 444-6771	0 N/A
10	DG Market + pOpshelf	Discount Store	1.79 mi	(615) 965-4320	0 N/A
11	Kroger	Grocery	1.83 mi	(615) 449-4631	10 Review(s) 3.5
12	La Tienda Hispana	Grocery	1.83 mi	(615) 444-9859	9 Review(s) 4.5
13	Zip's Food Mart	Grocery	2.05 mi	(615) 449-4516	0 N/A
14	Dollar General	Grocery	2.16 mi	(615) 235-3090	0 N/A
15	Publix Super Markets	Grocery	2.41 mi	(615) 444-2581	20 Review(s) 3.0
16	Walmart Supercenter	Department Stores	2.68 mi	(615) 444-0471	32 Review(s) 2.0
17	ALDI	Grocery	2.78 mi	(855) 955-2534	6 Review(s) 4.5
18	H. G. Hill's Grocery Store	Grocery	3.16 mi		1 Review(s) 1.0
19	Dollar General	Discount Store	3.16 mi	(615) 547-8051	1 Review(s) 5.0
20	Dollar General	Grocery	3.62 mi	(615) 549-5710	0 N/A

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Blue Sky IV	IV Hydration	0.58 mi	(615) 246-6948	0 N/A
2	Lebanon Health Care Center, Plc	Health & Medical	0.62 mi	(615) 449-4151	0 N/A
3	Southern Living Centers	Assisted Living Facilities	0.65 mi	(615) 443-2306	0 N/A
4	Fast Pace Health Urgent Care - Lebanon, TN	Urgent Care	0.68 mi	(423) 352-4381	0 N/A
5	MAI Counseling Services	Counseling & Mental Health	0.73 mi	(615) 969-7066	0 N/A
6	Collins Tammy Dr	Family Practice	0.88 mi	(615) 443-7990	0 N/A
7	John M. Pino, OD,PhD	Optometrists	0.88 mi	(615) 449-0541	1 Review(s) 5.0
8	Family Addiction Clinic	Addiction Medicine	0.88 mi	(615) 784-4140	0 N/A
9	STAR Physical Therapy	Physical Therapy	0.88 mi	(615) 443-4938	5 Review(s) 4.0
10	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	8 Review(s) 3.5
11	Low Vision of Tennessee	Optometrists	0.88 mi	(855) 405-8800	0 N/A
12	Troy L Long, DDS	Cosmetic Dentists	1.06 mi	(615) 444-2782	7 Review(s) 5.0
13	Hearthside Senior Living	Assisted Living Facilities	1.1 mi	(615) 443-1994	0 N/A
14	Bradshaw James MD	Doctors	1.12 mi	(615) 444-6777	0 N/A
15	Jantz Robert MD	Family Practice	1.16 mi	(615) 449-2472	0 N/A
16	Alonzo Parker, LPC	Counseling & Mental Health	1.17 mi	(615) 804-7099	0 N/A
17	Smith G E OD	Optometrists	1.18 mi	(615) 453-1017	0 N/A
18	Miracle-Ear Hearing Aid Center	Hearing Aid Providers	1.21 mi	(615) 436-4446	0 N/A
19	Flawless Reflection	Weight Loss Centers	1.21 mi	(615) 489-6949	3 Review(s) 3.5
20	Strauss William T DC	Chiropractors	1.22 mi	(615) 444-5335	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Lebanon Dojo	Martial Arts	0.8 mi	(615) 444-0515	0 N/A
2	Jimmy Floyd Family Life Center	Fitness & Instruction	0.86 mi	(615) 453-4545	4 Review(s) 3.5
3	Don Fox Park	Parks	0.93 mi	(615) 449-0303	11 Review(s) 3.5
4	Pro Bowling Center	Bowling	1 mi	(615) 449-3898	8 Review(s) 3.5
5	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.11 mi	(615) 506-0428	1 Review(s) 5.0
6	Sawyer Swim School	Swimming Lessons/Schools	1.15 mi	(615) 476-0419	0 N/A
7	Planet Fitness	Gyms	1.36 mi	(615) 994-6905	3 Review(s) 3.5
8	Central Star Pilates	Pilates	1.39 mi	(615) 450-5775	0 N/A
9	David Deaton Karate Studios	Martial Arts	1.43 mi	(615) 547-1754	5 Review(s) 5.0
10	Flex Fitness	Gyms	1.46 mi	(615) 450-6151	0 N/A
11	Middle Tennessee Martial Arts	Martial Arts	1.46 mi	(615) 969-1130	0 N/A
12	Graves Fitness	Gyms	1.46 mi	(615) 758-0883	0 N/A
13	ConqHER Fitness	Gyms	1.54 mi	(615) 965-5239	0 N/A
14	Wilkie's Outfitters	Rafting/Kayaking	1.6 mi	(615) 784-4179	1 Review(s) 5.0
15	Bloom Yoga Studio	Yoga	1.61 mi	(615) 348-7898	0 N/A
16	Julia's Body Shop	Trainers	1.65 mi	(615) 828-5385	2 Review(s) 5.0
17	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.73 mi	(804) 305-2321	1 Review(s) 5.0
18	Premier Martial Arts	Martial Arts	1.84 mi	(615) 443-4783	1 Review(s) 5.0
19	Pro Pools	Swimming Pools	1.96 mi	(888) 352-7582	26 Review(s) 1.5
20	Checkerboard Sales	Amusement Parks	1.98 mi	(615) 449-8762	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Marley's Smoke Shop	Tobacco Shops	0.62 mi	(615) 547-9891	0 N/A
2	Dollar General	Discount Store	0.73 mi	(615) 453-8918	0 N/A
3	Dollar General	Grocery	0.75 mi	(615) 784-8980	0 N/A
4	Cracker Barrel Corporate Office	Flowers & Gifts	0.79 mi	(615) 444-5533	39 Review(s) 1.5
5	More Space Place	Home Organization	0.88 mi	(615) 771-0596	0 N/A
6	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	8 Review(s) 3.5
7	Lebanon Chemicals Company	Home & Garden	0.91 mi	(615) 444-1787	0 N/A
8	Sports World	Sporting Goods	0.91 mi	(615) 449-1694	0 N/A
9	State Beauty Supply of Lebanon	Cosmetics & Beauty Supply	0.95 mi	(615) 444-4477	0 N/A
10	Sea of Silver and Sass	Women's Clothing	0.97 mi	(615) 788-4503	1 Review(s) 4.0
11	Discount Tobacco Outlet 3	Tobacco Shops	1.03 mi	(615) 443-3856	0 N/A
12	Bud's Salvage	Department Stores	1.1 mi	(615) 449-8085	0 N/A
13	The Western Look	Shoe Stores	1.1 mi	(615) 547-7159	4 Review(s) 5.0
14	The Hot Spa Co.	Pool & Hot Tub Service	1.11 mi	(615) 877-6223	0 N/A
15	Lebanon Discount Tobacco and Beer	Tobacco Shops	1.19 mi	(615) 449-3800	0 N/A
16	H & H Equipment	Nurseries & Gardening	1.23 mi	(615) 453-0147	0 N/A
17	McCall D T & Sons	Furniture Stores	1.36 mi	(615) 453-5767	0 N/A
18	Bloem Kind Boutique	Women's Clothing	1.36 mi	(615) 270-0360	2 Review(s) 4.5
19	Big Lots	Department Stores	1.36 mi	(615) 443-1340	4 Review(s) 3.5
20	S S Graham Floral	Florists	1.37 mi	(615) 443-3366	1 Review(s) 5.0