

East Richmond Shop Rd

Lebanon, TN 37090

SOLD!

Auction
04/22/2023 10:00 am



Listed By (Agent):

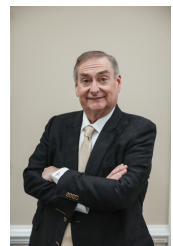
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY APRIL 22, 2022 @ 10am

LOCATED EAST RICHMOND SHOP RD • LEBANON, TN 37087

MURFREESBORO RD & EAST RICHMOND SHOP RD

DIRECTIONS:

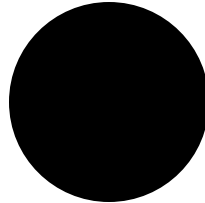
From Historic Lebanon Square travel south on US-231S/Murfreesboro Road, 7.4 miles, turn left onto East Richmond Shop Road. Watch for signs!!!

68+ PRIME ACRES • SELLING IN 16 TRACTS

PRIME BUILDING TRACTS

TRACTS RANGING IN SIZE FROM 1.08 TO 8.66 ACRES

UTILITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED



Utility Water Available • Soils Tested Septic Approved

68+ Level Acres Located at the Corner of Murfreesboro Rd & East Richmond Shop Rd.

These tracts range in size from 1.08 to 8.66 acres carefully divided into 16 Building Tracts

Conveniently located close to Lebanon or Murfreesboro and easy access to I40 & I840, shopping conveniences and still in a quiet country setting

All tracts front East Richmond Shop Rd, have utility water available, soils have been tested for septic systems (details sale date) and restricted to 1,500 sq. ft. site built homes, no mobile or doublewide homes allowed

Excellent building sites, with breathtaking views

<https://youtu.be/D48lhFj77qk>

All Tracts -

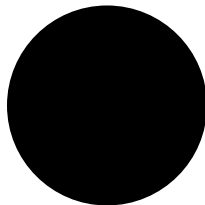
- ✓i,□ Front East Richmond Shop Rd
- ✓i,□ Have Utility Water Available
- ✓i,□ Soils Tested and Septic Approve
- ✓i,□ Excellent Building Sites
- ✓i,□ Level Acreage
- ✓i,□ Large Open Areas
- ✓i,□ Serene Environment
- ✓i,□ Mature Trees
- ✓i,□ Scenic Views



Prime Building Tracts

Open & Wooded • Beautiful Level Land

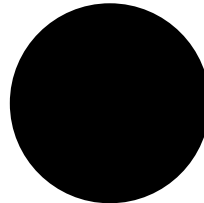
OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE



Tract 1:

7.30 Acres - Privacy Acreage

Tracts 2:



7.02 Acres - Mostly Open, Beautiful Building Lot

Tract 3:

1.29 Acres - Prime Building Lot

Tract 4:

1.08 Acres - Prime Building Lot

Tract 5:

1.08 Acres - Prime Building Lot

Tract 6:

1.30 Acres - Prime Building Lot

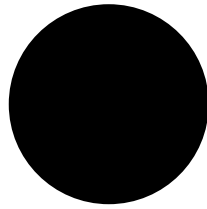
Tract 7:

6.67 Acres - Mostly Open, Beautiful Building Lot

Tract 8:

8.23 Acres - Open, Scattered Trees, Estate Lot

Tract 9:



2.39 Acres - Prime Building Lot

Tract 10:

6.04 Acres - Open, Scattered Trees

Tract 11:

7.01 Acres - Open & Wooded, Privacy Acreage

Tract 12:

5.90 Acres - Mostly Open Building Lot

Tract 13:

1.52 Acres - Prime Building Lot

Tract 14:

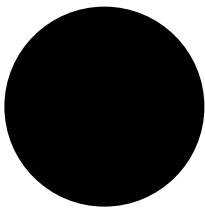
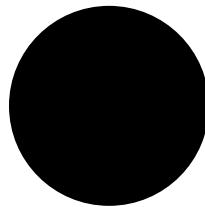
1.22 Acres - Prime Building Lot

Tract 15:

1.35 Acres - Prime Building Lot

Tract 16:

8.66 Acres - Privacy Acreage, Large Barn



**Call Jay White 615.308.4421 or 615.444.0909
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

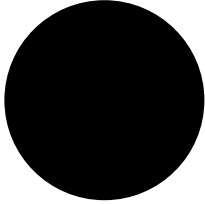
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2023 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



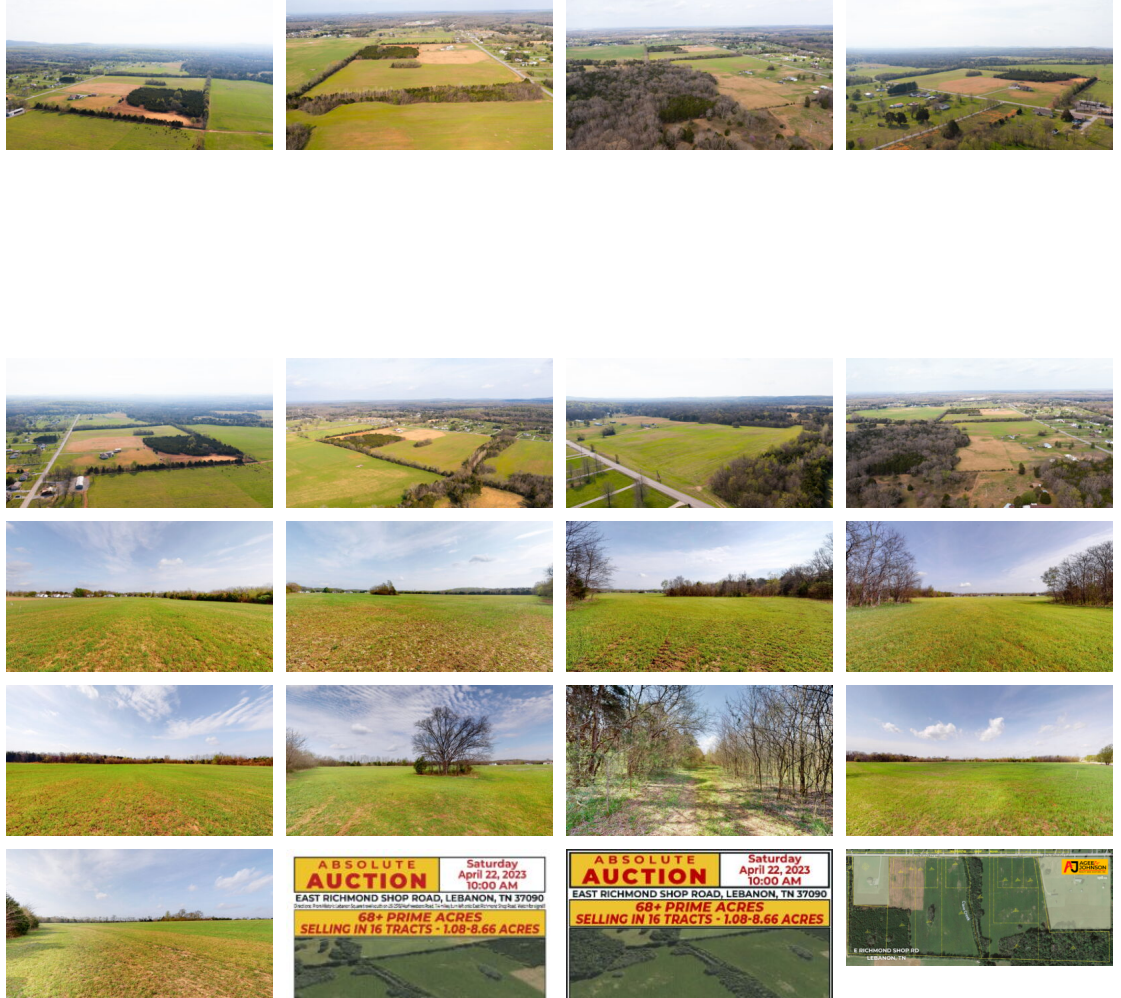
Contact **Agee & Johnson** Today!

Auction Date	2023-04-22
Buyer's Agent Comp.	Call for Details
Address Street	East Richmond Shop Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday April 22, 2023 @ 10am East Richmond Shop Rd @ Murfreesboro Rd • Lebanon TN 68+ Acres • Selling in 16 Tracts • Prime Building Tracts
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

AGEE & JOHNSON
E. Richmond Shop Rd, Lebanon, TN 37090

Acres: 68

Jay White
Agee & Johnson Realty and Auction, Inc.
615-308-4421
jay@ageeandjohnson.com



ABSOLUTE AUCTION Saturday April 22, 2023 10:00 AM
EAST RICHMOND SHOP ROAD, LEBANON, TN 37090
68+ PRIME ACRES SELLING IN 16 TRACTS - 1.08-8.66 ACRES

ABSOLUTE AUCTION Saturday April 22, 2023 10:00 AM
EAST RICHMOND SHOP ROAD, LEBANON, TN 37090
68+ PRIME ACRES SELLING IN 16 TRACTS - 1.08-8.66 ACRES



PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND - OPEN FIELDS - MATURE TREES

Tract 1: 1.08 Acres - Heavy Building	Tract 2: 1.08 Acres - Heavy Building	Tract 3: 1.08 Acres - Heavy Building	Tract 4: 1.08 Acres - Heavy Building
Tract 5: 1.08 Acres - Heavy Building	Tract 6: 1.08 Acres - Heavy Building	Tract 7: 1.08 Acres - Heavy Building	Tract 8: 1.08 Acres - Heavy Building
Tract 9: 1.08 Acres - Heavy Building	Tract 10: 1.08 Acres - Heavy Building	Tract 11: 1.08 Acres - Heavy Building	Tract 12: 1.08 Acres - Heavy Building
Tract 13: 1.08 Acres - Heavy Building	Tract 14: 1.08 Acres - Heavy Building	Tract 15: 1.08 Acres - Heavy Building	Tract 16: 1.08 Acres - Heavy Building

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PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND - OPEN FIELDS - MATURE TREES

Tract 1: 7.30 Acres	Tract 2: 1.08 Acres	Tract 3: 2.39 Acres	Tract 11: 1.02 Acres
Tract 4: 1.02 Acres	Tract 5: 1.02 Acres	Tract 12: 6.64 Acres	Tract 14: 1.02 Acres
Tract 6: 1.02 Acres	Tract 7: 6.67 Acres	Tract 13: 7.02 Acres	Tract 15: 1.02 Acres
Tract 8: 1.02 Acres	Tract 9: 1.02 Acres	Tract 16: 1.02 Acres	Tract 17: 8.66 Acres

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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	Helenbak Bar & Grill	Bars	4.44 mi	(615) 784-4065	5 Review(s) 3.5
2	Mar Y Tierra Taqueria	Tacos	4.44 mi	(615) 547-9421	7 Review(s) 5.0
3	Gladeville Market And Grill	Breakfast & Brunch	4.97 mi	(615) 470-5010	9 Review(s) 4.5
4	Ziggy's Pizzeria	Pizza	5.02 mi	(615) 449-8887	57 Review(s) 3.5
5	The Glade Diner	American (Traditional)	5.03 mi	(615) 547-0414	41 Review(s) 4.5
6	Hardee's	Burgers	5.23 mi	(615) 583-3461	3 Review(s) 1.5
7	Subway	Sandwiches	5.26 mi	(615) 449-1400	7 Review(s) 4.5
8	Griffin's Market & Deli	Delis	5.77 mi	(615) 449-0849	0 N/A
9	Alexander's Restaurant	American (Traditional)	6.51 mi	+44 1424 851165	0 N/A
10	Mrs Hudson's Kitchen	Delis	6.75 mi		0 N/A
11	Sonic Drive-In	Fast Food	6.81 mi	(615) 547-0070	14 Review(s) 1.5
12	High Tail	Bakeries	7.14 mi		0 N/A
13	Subway	Sandwiches	7.15 mi	(615) 453-8991	3 Review(s) 2.0
14	Williams	Sandwiches	7.16 mi	(615) 453-8866	0 N/A
15	Dairy Queen Ltd Brazier	Fast Food	7.16 mi	(615) 453-8991	3 Review(s) 3.0
16	Outback Steakhouse	Steakhouses	7.23 mi	(615) 444-7193	107 Review(s) 2.5
17	Taco Bell	Fast Food	7.25 mi	(615) 449-4858	19 Review(s) 2.5
18	O'Charley's Restaurant & Bar	American (Traditional)	7.25 mi	(615) 453-1185	73 Review(s) 2.5
19	EL Sol Tex-Mex Express	Tex-Mex	7.26 mi	(615) 547-9170	28 Review(s) 4.5
20	Subway	Sandwiches	7.27 mi	(615) 443-9950	1 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	1.54 mi	(615) 965-3350	2 Review(s) 3.5
2	Dollar General	Grocery	4.45 mi	(615) 994-1423	0 N/A
3	Gladeville General Store	Grocery	4.97 mi	(615) 444-8292	0 N/A
4	Gladeville Smoke Shop	Tobacco Shops	5.27 mi	(615) 443-2226	1 Review(s) 1.0
5	Dollar General	Grocery	5.27 mi	(615) 250-3534	2 Review(s) 2.5
6	Tw's Market	Grocery	5.5 mi	(615) 286-2783	0 N/A
7	Hackney H T Co	Grocery	6.56 mi	(615) 449-3285	0 N/A
8	Dollar General	Grocery	6.98 mi	(615) 549-5710	0 N/A

9	White's Market	Grocery	7.12 mi	(615) 459-2133	0 N/A
10	ALDI	Grocery	7.87 mi	(855) 955-2534	6 Review(s) 4.5
11	Walmart Supercenter	Department Stores	8.13 mi	(615) 444-0471	34 Review(s) 2.0
12	Publix - Lebanon	Grocery	8.84 mi	(615) 443-4349	1 Review(s) 5.0
13	La Tienda Hispana	Grocery	8.9 mi	(615) 444-9859	9 Review(s) 4.5
14	Lanham	Grocery	8.91 mi	(615) 449-7153	0 N/A
15	Quik Stop Superette	Grocery	9.1 mi	(615) 444-6006	0 N/A
16	Demeter's Common	Grocery	9.15 mi	(615) 965-2944	0 N/A
17	Dollar General	Grocery	9.18 mi	(615) 549-7428	0 N/A
18	Dollar General	Grocery	9.2 mi	(615) 784-5191	0 N/A
19	Bi-Lo	Drugstores	9.38 mi	(615) 453-3931	0 N/A
20	Kroger	Grocery	9.39 mi	(615) 449-4631	11 Review(s) 3.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Premier Orthopaedics and Sports Medicine	Orthopedists	6.79 mi	(615) 547-6777	0 N/A
2	Tanedo Joel S MD	Doctors	6.79 mi	(615) 449-6868	0 N/A
3	Fruin Brent MD	Doctors	6.79 mi	(615) 453-5310	0 N/A
4	Halcomb Rhonda T MD	Obstetricians & Gynecologists	6.79 mi	(615) 453-1210	0 N/A
5	Kearny Kathleen R MD	Cardiologists	6.79 mi	(615) 449-6868	1 Review(s) 5.0
6	McCullough Carol H MD	Obstetricians & Gynecologists	6.79 mi	(615) 453-1210	0 N/A
7	Lebanon Digestive	Doctors	6.79 mi	(615) 449-6222	0 N/A
8	Woods Robert MD	Cardiologists	6.79 mi	(615) 449-6868	0 N/A
9	Thompson W David MD	Cardiologists	6.79 mi	(615) 449-6868	0 N/A
10	Saint Thomas Heart	Cardiologists	6.79 mi	(615) 449-6868	0 N/A
11	Hazelwood Jeffrey E MD	Doctors	6.79 mi	(615) 444-3307	0 N/A
12	Zhou Shan-Ren MD	Doctors	6.79 mi	(615) 547-4353	0 N/A
13	Fahrig Stephen A MD	Cardiologists	6.79 mi	(615) 449-6868	0 N/A
14	Middle Tennessee Pediatrics and Adolescent Medicine PC	Doctors	6.79 mi	(615) 257-0292	0 N/A
15	Saint Thomas Medical Partners - Gastroenterology - Lebanon	Gastroenterologist	6.79 mi	(615) 449-6222	0 N/A
16	Hughston Clinic Orthopaedics	Orthopedists	6.79 mi	(615) 547-6700	2 Review(s) 1.0
17	Olivier Andre C MD	Doctors	6.79 mi	(615) 449-6868	0 N/A
18	Tate MediSpa	Medical Spas	6.8 mi	(615) 444-1173	3 Review(s) 3.5
19	Hopebridge Autism Therapy Center	Behavior Analysts	6.8 mi	(615) 709-0233	0 N/A
20	Mathews Jeffrey MD Facs	Surgeons	6.85 mi	(615) 443-1599	1 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	0.8 mi	(615) 444-9797	5 Review(s) 4.5
2	Cedars Of Lebanon State Park	Parks	0.85 mi	(615) 443-2769	46 Review(s) 4.0
3	Dead Land Haunted Woods	Arcades	1 mi	(615) 988-7710	0 N/A
4	Brian Ristau Trucking	Swimming Pools	2.37 mi	(615) 967-1038	4 Review(s) 5.0
5	Daybreak Farm & Riding Academy	Horseback Riding	6.2 mi	(615) 979-2199	5 Review(s) 3.5
6	Dancer's Studio	Performing Arts	6.7 mi	(615) 444-9357	0 N/A
7	Anytime Fitness	Gyms	6.75 mi	(615) 547-4736	8 Review(s) 4.5
8	Cedar Crest Golf Club	Golf	7.06 mi	(615) 849-7837	8 Review(s) 4.0
9	Guy Personal Defense	Gun/Rifle Ranges	7.28 mi	(615) 603-7824	7 Review(s) 5.0
10	Sellars State Farm Archaeological Area	Parks	7.87 mi		1 Review(s) 3.0
11	Wilson United Soccer Club	Amateur Sports Teams	7.94 mi		1 Review(s) 5.0
12	Pine Creek Golf Course	Golf	8.19 mi	(615) 449-7272	13 Review(s) 2.0
13	Ms Sue's Swimming	Swimming Lessons/Schools	8.28 mi	(615) 459-5124	1 Review(s) 1.0
14	The Gun Room	Sporting Goods	8.38 mi	(615) 453-6030	8 Review(s) 5.0
15	Hagans Boat Repair	Boating	8.4 mi	(615) 443-1735	0 N/A
16	Nashville Boat Charters	Boating	8.7 mi	(615) 675-7767	0 N/A
17	Stones River Kayak and Canoe Rental	Rafting/Kayaking	8.7 mi	(615) 767-7501	3 Review(s) 5.0
18	Checkerboard Sales	Amusement Parks	8.83 mi	(615) 449-8762	0 N/A
19	The Dancing Lights Of Christmas	Kids Activities	8.92 mi		23 Review(s) 3.0
20	Intrigue Athletics	Gymnastics	9.02 mi	(615) 981-0231	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Parkland Flea Market	Flea Markets	1.08 mi	(615) 449-6050	7 Review(s) 3.0
2	Dollar General	Discount Store	1.54 mi	(615) 965-3350	2 Review(s) 3.5
3	Cripple Creek Antiques	Antiques	1.68 mi		0 N/A
4	Lebanon Vacuum & Sewing Center	Fabric Stores	1.68 mi	(615) 443-7644	3 Review(s) 3.5
5	Dollar General	Grocery	4.45 mi	(615) 994-1423	0 N/A
6	Surefire Fireworks	Fireworks	4.5 mi	(615) 449-0558	0 N/A
7	All About Holidays	Party Supplies	4.5 mi	(615) 449-0518	1 Review(s) 1.0
8	American Heritage Trees	Nurseries & Gardening	4.53 mi	(703) 380-9675	0 N/A
9	Premier Sign & Trophy	Trophy Shops	4.71 mi	(615) 476-9230	0 N/A
10	Rooms To Go Outlet - Lebanon	Outlet Stores	5.03 mi	(615) 235-8400	3 Review(s) 1.5
11	Antique Reflections	Antiques	5.03 mi	(615) 444-2232	0 N/A
12	O'Reilly Auto Parts	Auto Parts & Supplies	5.11 mi	(615) 466-1526	0 N/A
13	Genesco Distribution	Shoe Stores	5.18 mi	(615) 443-7816	0 N/A
14	Gladeville Smoke Shop	Tobacco Shops	5.27 mi	(615) 443-2226	1 Review(s) 1.0
15	Dollar General	Grocery	5.27 mi	(615) 250-3534	2 Review(s) 2.5
16	The Premier Group	Auction Houses	5.34 mi	(615) 456-8161	2 Review(s) 1.0
17	David's Mattress	Mattresses	5.34 mi	(615) 547-9616	0 N/A
18	Norene General Store	Department Stores	5.44 mi	(615) 286-2229	3 Review(s) 4.5
19	S and B Shoes	Shoe Stores	5.48 mi	(615) 443-5086	0 N/A
20	Wilson Sporting Goods	Sporting Goods	5.74 mi	(615) 444-6661	0 N/A