

Lovers Lane

Lebanon, TN 37087

SOLD!

Auction
06/03/2023 10:00 am



Listed By (Agent):

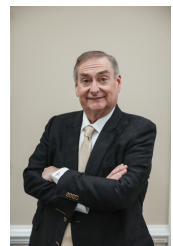
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

Rick Thorne

Phone (Office): 615-444-0909

Phone (Cell): 615-347-4285

Email: thorneri@realtracs.com



ABSOLUTE AUCTION

SATURDAY JUNE 3, 2023 @ 10am

LOCATED LOVERS LANE • LEBANON, TN 37087

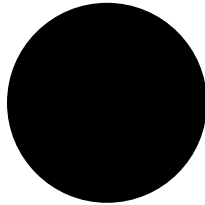
DIRECTIONS:

From the Historic Lebanon Square travel north on North Cumberland Street, turn right on East High Street, .4 mile, turn left on Rome Pike, 1.1 mile, turn left on Lovers Lane. Watch for signs!!!

34+ BEAUTIFUL ACRES • SELLING IN 4 ESTATE TRACTS

TRACTS RANGING IN SIZE FROM 5.09 TO 12.59 ACRES

CITY WATER AVAILABLE • SOILS TESTED SEPTIC APPROVED



City Water Available • Soils Tested Septic Approved

34+ Beautiful Acres selling in 4 Estate Tracts

Ranging in size from 5.09 - 12.59 Acres,

City Water Available, Soils Tested Septic Approved (details sale date)

Restricted to Site Built Homes, No Mobile or Modular Homes

Perfect for your Homestead or Barndominium

Excellent Building Sites, Land Lays Level to Gently Rolling

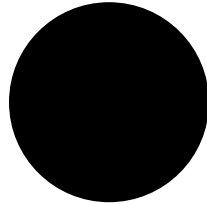
Open Fields and Wooded Areas with plenty of room for children and pets to roam, horses, cattle and other livestock

Conveniently located close to Historic Lebanon Square, Shopping, Restaurants, and easy access to I-40 and I-840

<https://youtu.be/TVJy9ThKjAk>

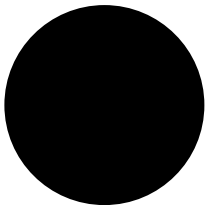
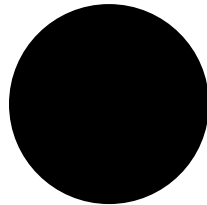
All Tracts -

- ✓i,□ Have City 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



Estate Building Tracts
Open & Wooded • Beautiful Level Land

OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE



Tract 1:

6.67 Acres - Beautiful Building Site

Tracts 2:

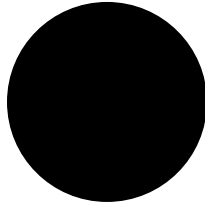
9.92 Acres - Breathtaking Building Site

Tract 3:

12.59 Acres - Breathtaking Building Site

Tract 4:

5.09 Acres - Beautiful Building Site



**Call Jay White 615.308.4421 or Ricky Thorne 615.347.4285
For Further Information**

Part of the George Eatherly Estate

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

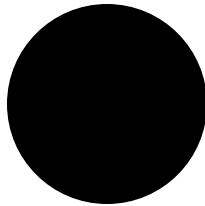
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 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 | 2023-06-03 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | Lovers Lane |
| Address City | Lebanon |
| Address State | TN |
| Address Zipcode | 37087 |
| County | Wilson |
| Property Type | Residential |

| | |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Property Status | Listed / Active |
| Auction Highlights | Absolute Auction Saturday June 3, 2023 @ 10am Lovers Lane • Lebanon TN 34+ Beautiful Acres Selling in 4 Estate Tracts |
| Auction Time Start | 10:00 am |
| Auction Type | absolute |
| Is Home | yes |

ABSOLUTE AUCTION Saturday June 3, 2023 10:00 AM
LOVERS LANE, LEBANON, TN 37087
34+ BEAUTIFUL ACRES SELLING IN 4 ESTATE TRACTS



34+ Beautiful Acres selling in 4 Estate Tracts. Ranging in size from 3.09 - 12.39 Acres. City Water Available. Well Tested Septic Approved. Several are dated and connected to the built homes, no mobile or modular homes. Perfect for your Homestead or Blandishment. Excellent Building Sites. Land Lays Level to Gentle Rolling. Open Fields and Wooded Areas with plenty of room for children and pets to roam, horses, cattle and other livestock. Conveniently located close to Historic Lebanon Square, Shopping, Restaurants, and easy access to I-40 and I-840.

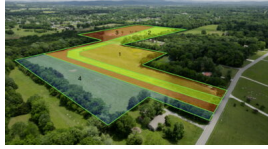
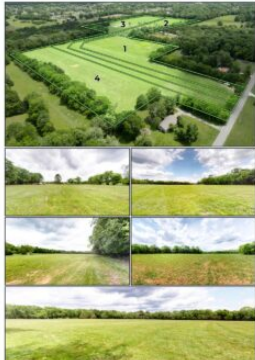
PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND • OPEN FIELDS • MATURE TREES

Tract 1: 6.67 Acres, Beautiful Building Site Tract 3: 12.39 Acres, Breathtaking Building Site
 Tract 2: 9.95 Acres, Breathtaking Building Site Tract 4: 3.09 Acres, Beautiful Building Site

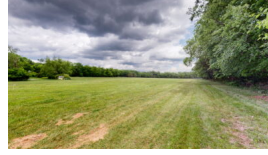
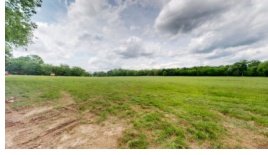
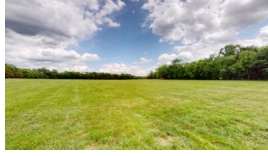
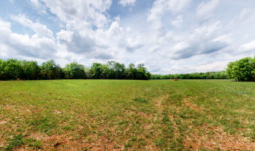
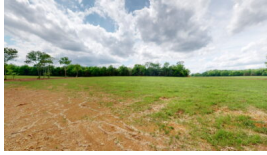
Call Jay White at 615-504-0903 or Ricky Thorne at 615-347-4285 For Further Information

Part of the George Eatherly Estate

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 Tract 2: 9.95 Acres, Breathtaking Building Site Tract 4: 3.09 Acres, Beautiful Building Site

SELDOM DO PARCELS OF THIS SIZE COME AVAILABLE

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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 | People's BBQ | Barbeque | 1.55 mi | (615) 784-4175 | 2 Review(s) 3.5 |
| 2 | Subway | Sandwiches | 1.61 mi | (615) 453-3823 | 6 Review(s) 1.0 |
| 3 | Rice Box | Chinese | 1.69 mi | (615) 449-9488 | 39 Review(s) 4.5 |
| 4 | The Crab Shack | Seafood | 1.82 mi | (615) 547-4360 | 13 Review(s) 3.5 |
| 5 | David's Pizza | Pizza | 1.97 mi | (615) 444-8232 | 30 Review(s) 2.5 |
| 6 | Belles Little Country Kitchen | Breakfast & Brunch | 2.1 mi | (615) 547-6888 | 32 Review(s) 3.5 |
| 7 | Tenn Lakes Brewing Company | Pizza | 2.14 mi | (615) 994-1330 | 18 Review(s) 4.5 |
| 8 | Tenn Lakes Brewing Company | Pizza | 2.14 mi | | 2 Review(s) 3.0 |
| 9 | Split Bean Roasting | Coffee & Tea | 2.17 mi | (615) 784-4058 | 56 Review(s) 4.5 |
| 10 | Burger King | Burgers | 2.17 mi | (615) 444-7415 | 14 Review(s) 1.5 |
| 11 | Town Square Social | American (New) | 2.2 mi | (615) 784-4593 | 275 Review(s) 4.5 |
| 12 | Wildberry | Cafes | 2.3 mi | (615) 547-4494 | 18 Review(s) 4.5 |
| 13 | Scoopz Italian Ice | Gelato | 2.33 mi | (615) 547-9346 | 17 Review(s) 5.0 |
| 14 | Sushi Max | Sushi Bars | 2.33 mi | (615) 453-0423 | 33 Review(s) 4.0 |
| 15 | New Moon BBQ | Barbeque | 2.38 mi | (615) 444-7920 | 16 Review(s) 3.5 |
| 16 | Speedy Burrito Lebanon Tennessee | Mexican | 2.39 mi | (615) 784-4071 | 90 Review(s) 4.5 |
| 17 | Al Basha Lounge & Restaurant | Hookah Bars | 2.41 mi | (615) 784-4448 | 28 Review(s) 4.0 |
| 18 | La Tienda Hispana | Grocery | 2.48 mi | (615) 444-9859 | 9 Review(s) 4.5 |
| 19 | The Smoke House by Hoite's | Barbeque | 2.59 mi | (615) 444-8300 | 1 Review(s) 3.0 |
| 20 | Whitts Barbecue | Barbeque | 2.62 mi | (615) 443-1919 | 20 Review(s) 3.5 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|---|----------------------------|-------------------|----------|----------------|------------------|
| 1 | Al's Foodland | Grocery | 1.66 mi | (615) 449-8293 | 9 Review(s) 2.5 |
| 2 | La Tienda Hispana | Grocery | 2.48 mi | (615) 444-9859 | 9 Review(s) 4.5 |
| 3 | H. G. Hill's Grocery Store | Grocery | 2.9 mi | | 1 Review(s) 1.0 |
| 4 | Dollar General | Discount Store | 2.9 mi | (615) 547-8051 | 1 Review(s) 5.0 |
| 5 | Walmart Supercenter | Department Stores | 3.07 mi | (615) 444-0471 | 35 Review(s) 2.0 |
| 6 | ALDI | Grocery | 3.41 mi | (855) 955-2534 | 6 Review(s) 4.5 |
| 7 | Kroger | Grocery | 3.92 mi | (615) 449-4631 | 12 Review(s) 3.0 |
| 8 | DG Market + pOpshelf | Discount Store | 3.93 mi | (615) 965-4320 | 1 Review(s) 1.0 |

| | | | | | |
|----|--------------------------|----------------|----------|----------------|------------------|
| 9 | Publix Super Markets | Grocery | 4.62 mi | (615) 444-2581 | 22 Review(s) 3.5 |
| 10 | Kroger | Grocery | 7.45 mi | (615) 883-4259 | 1 Review(s) 1.0 |
| 11 | Publix - Lebanon | Grocery | 8.66 mi | (615) 443-4349 | 1 Review(s) 5.0 |
| 12 | Dollar General | Discount Store | 9.66 mi | (615) 965-3350 | 2 Review(s) 3.5 |
| 13 | Three Forks Marketplace | Grocery | 11.66 mi | (615) 237-9777 | 4 Review(s) 3.5 |
| 14 | Stagecoach General Store | Grocery | 11.69 mi | (615) 452-0808 | 1 Review(s) 1.0 |
| 15 | DG Market | Discount Store | 11.78 mi | (615) 502-5794 | 1 Review(s) 5.0 |
| 16 | Gladeville Smoke Shop | Tobacco Shops | 12.03 mi | (615) 443-2226 | 1 Review(s) 1.0 |
| 17 | Dollar General | Grocery | 12.03 mi | (615) 250-3534 | 2 Review(s) 2.5 |
| 18 | Piggly Wiggly | Grocery | 12.92 mi | (615) 374-0600 | 1 Review(s) 3.0 |
| 19 | Publix | Grocery | 13.68 mi | | 2 Review(s) 3.5 |
| 20 | Publix Super Markets | Grocery | 14.04 mi | (615) 758-9830 | 3 Review(s) 5.0 |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|-----------------------------------------------|----------------------------|----------|----------------|-----------------|
| 1 | Smile Gallery | General Dentistry | 2.03 mi | (615) 444-2069 | 8 Review(s) 4.0 |
| 2 | Psychiatric Center At McFarland Hospital | Hospitals | 2.17 mi | (615) 444-2363 | 1 Review(s) 1.0 |
| 3 | MidTenn Primary Care | Walk-in Clinics | 2.31 mi | (615) 547-6699 | 1 Review(s) 5.0 |
| 4 | The Massage Collection | Reflexology | 2.37 mi | (615) 443-1974 | 2 Review(s) 3.0 |
| 5 | John M. Pino, OD,PhD | Optometrists | 2.38 mi | (615) 449-0541 | 1 Review(s) 5.0 |
| 6 | Family Eye Med | Optometrists | 2.38 mi | (615) 449-0541 | 9 Review(s) 3.5 |
| 7 | STAR Physical Therapy | Physical Therapy | 2.38 mi | (615) 443-4938 | 5 Review(s) 4.0 |
| 8 | Tennessee Family Dental - Lebanon | Cosmetic Dentists | 2.44 mi | (615) 444-3185 | 4 Review(s) 5.0 |
| 9 | Grosch Counseling Center LLC | Counseling & Mental Health | 2.49 mi | (615) 444-7885 | 1 Review(s) 2.0 |
| 10 | Gallaher John OD | Optometrists | 2.51 mi | (615) 444-9111 | 2 Review(s) 5.0 |
| 11 | Gallaher EyeCare | Optometrists | 2.51 mi | (615) 444-9111 | 1 Review(s) 5.0 |
| 12 | Logan Eye Care | Optometrists | 2.51 mi | (407) 333-7333 | 7 Review(s) 4.5 |
| 13 | Newman Dental Associates | General Dentistry | 2.59 mi | (615) 470-8550 | 3 Review(s) 5.0 |
| 14 | Troy L Long, DDS | Cosmetic Dentists | 2.61 mi | (615) 444-2782 | 7 Review(s) 5.0 |
| 15 | Wilson County Chiropractic | Chiropractors | 2.71 mi | (615) 449-6700 | 4 Review(s) 5.0 |
| 16 | Flawless Reflection | Weight Loss Centers | 2.72 mi | (615) 489-6949 | 3 Review(s) 3.5 |
| 17 | Strauss William T DC | Chiropractors | 2.73 mi | (615) 444-5335 | 1 Review(s) 5.0 |
| 18 | Johnson Bruce L DDS | Oral Surgeons | 2.88 mi | (615) 444-0065 | 1 Review(s) 5.0 |
| 19 | Lebanon Center for Rehabilitation and Healing | Skilled Nursing | 2.9 mi | (615) 444-4319 | 1 Review(s) 1.0 |
| 20 | Lindsay Backus, Speech-Language Pathologist | Speech Therapists | 2.9 mi | (318) 243-4395 | 5 Review(s) 5.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|----|----------------------------------------|-----------------------|----------|----------------|------------------|
| 1 | Wilkie's Outfitters | Rafting/Kayaking | 2.17 mi | (615) 784-4179 | 1 Review(s) 5.0 |
| 2 | Jimmy Floyd Family Life Center | Fitness & Instruction | 2.21 mi | (615) 453-4545 | 4 Review(s) 3.5 |
| 3 | The Dancing Lights Of Christmas | Kids Activities | 2.25 mi | | 23 Review(s) 3.0 |
| 4 | Guardian MMA Lebanon | Brazilian Jiu-jitsu | 2.28 mi | (615) 506-0428 | 1 Review(s) 5.0 |
| 5 | Profectus Jiu-Jitsu Lebanon | Brazilian Jiu-jitsu | 2.37 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 6 | Pro Bowling Center | Bowling | 2.38 mi | (615) 449-3898 | 8 Review(s) 3.5 |
| 7 | The Gun Room | Sporting Goods | 2.8 mi | (615) 453-6030 | 8 Review(s) 5.0 |
| 8 | Don Fox Park | Parks | 2.86 mi | (615) 449-0303 | 11 Review(s) 3.5 |
| 9 | Flex Fitness | Gyms | 3.21 mi | (615) 450-6151 | 1 Review(s) 5.0 |
| 10 | Planet Fitness | Gyms | 3.22 mi | (615) 994-6905 | 3 Review(s) 3.5 |
| 11 | David Deaton Karate Studios | Martial Arts | 3.23 mi | (615) 547-1754 | 5 Review(s) 5.0 |
| 12 | Wilson United Soccer Club | Amateur Sports Teams | 3.68 mi | | 1 Review(s) 5.0 |
| 13 | Julia's Body Shop | Trainers | 3.72 mi | (615) 828-5385 | 2 Review(s) 5.0 |
| 14 | Premier Martial Arts Lebanon | Martial Arts | 4.08 mi | (615) 443-4783 | 1 Review(s) 5.0 |
| 15 | Pro Pools | Swimming Pools | 4.1 mi | (888) 352-7582 | 26 Review(s) 1.5 |
| 16 | Anytime Fitness | Gyms | 4.44 mi | (615) 547-4736 | 8 Review(s) 4.5 |
| 17 | World Classic Martial Arts | Martial Arts | 4.47 mi | (615) 547-9606 | 1 Review(s) 5.0 |
| 18 | Sellers State Farm Archaeological Area | Parks | 4.59 mi | | 1 Review(s) 3.0 |
| 19 | Sports Village Fitness | Trainers | 4.9 mi | (615) 449-0031 | 13 Review(s) 4.5 |
| 20 | Young's Performance Skis & Cycles | Jet Skis | 6.53 mi | (615) 449-2373 | 1 Review(s) 1.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|---|------|------|----------|-------|--------|
|---|------|------|----------|-------|--------|

| | | | | | | |
|----|-------------------------------------------------|---------------------|---------|----------------|-------------|-----|
| 1 | Lebanon Distributing | Building Supplies | 1.57 mi | (615) 444-7060 | 2 Review(s) | 5.0 |
| 2 | Ferguson Selection Center | Appliances | 1.64 mi | (615) 444-2111 | 1 Review(s) | 5.0 |
| 3 | Ferguson HVAC Supply | Kitchen & Bath | 1.65 mi | (615) 444-9359 | 1 Review(s) | 5.0 |
| 4 | The Tobacco Shoppe | Tobacco Shops | 1.66 mi | (615) 449-2982 | 2 Review(s) | 5.0 |
| 5 | Slay'd Studio Luxury Nails & Spiritual Boutique | Nail Technicians | 1.74 mi | (615) 547-4859 | 1 Review(s) | 5.0 |
| 6 | The Western Look | Shoe Stores | 1.78 mi | (615) 547-7159 | 4 Review(s) | 5.0 |
| 7 | iBROKEit | Mobile Phone Repair | 1.95 mi | (615) 547-9504 | 6 Review(s) | 3.5 |
| 8 | Haven House Thrift Shop | Thrift Stores | 1.96 mi | (615) 965-2706 | 8 Review(s) | 4.5 |
| 9 | Kwik Kash Pawn Shop | Pawn Shops | 1.96 mi | (615) 449-1256 | 1 Review(s) | 1.0 |
| 10 | Gimme A \$5 | Discount Store | 2 mi | (615) 547-6005 | 8 Review(s) | 2.5 |
| 11 | Buddy's Home Furnishings | Appliances | 2 mi | (615) 449-3505 | 1 Review(s) | 1.0 |
| 12 | DT's Used Appliances | Appliances | 2.02 mi | (615) 470-3070 | 2 Review(s) | 3.0 |
| 13 | Sunshine Flowers & Gifts | Florists | 2.04 mi | (615) 444-4038 | 8 Review(s) | 2.5 |
| 14 | S S Graham Floral | Florists | 2.07 mi | (615) 443-3366 | 1 Review(s) | 5.0 |
| 15 | Jack's Guitarcheology | Guitar Stores | 2.16 mi | (615) 965-2136 | 1 Review(s) | 5.0 |
| 16 | Needful Things | Antiques | 2.16 mi | (615) 547-6364 | 1 Review(s) | 5.0 |
| 17 | Ed's Coins | Gold Buyers | 2.16 mi | (615) 444-1382 | 2 Review(s) | 3.0 |
| 18 | Wilkie's Outfitters | Rafting/Kayaking | 2.17 mi | (615) 784-4179 | 1 Review(s) | 5.0 |
| 19 | Eden's Edge Boutique | Women's Clothing | 2.17 mi | (615) 470-8537 | 1 Review(s) | 5.0 |
| 20 | Screen Door | Antiques | 2.17 mi | (615) 453-5222 | 1 Review(s) | 4.0 |