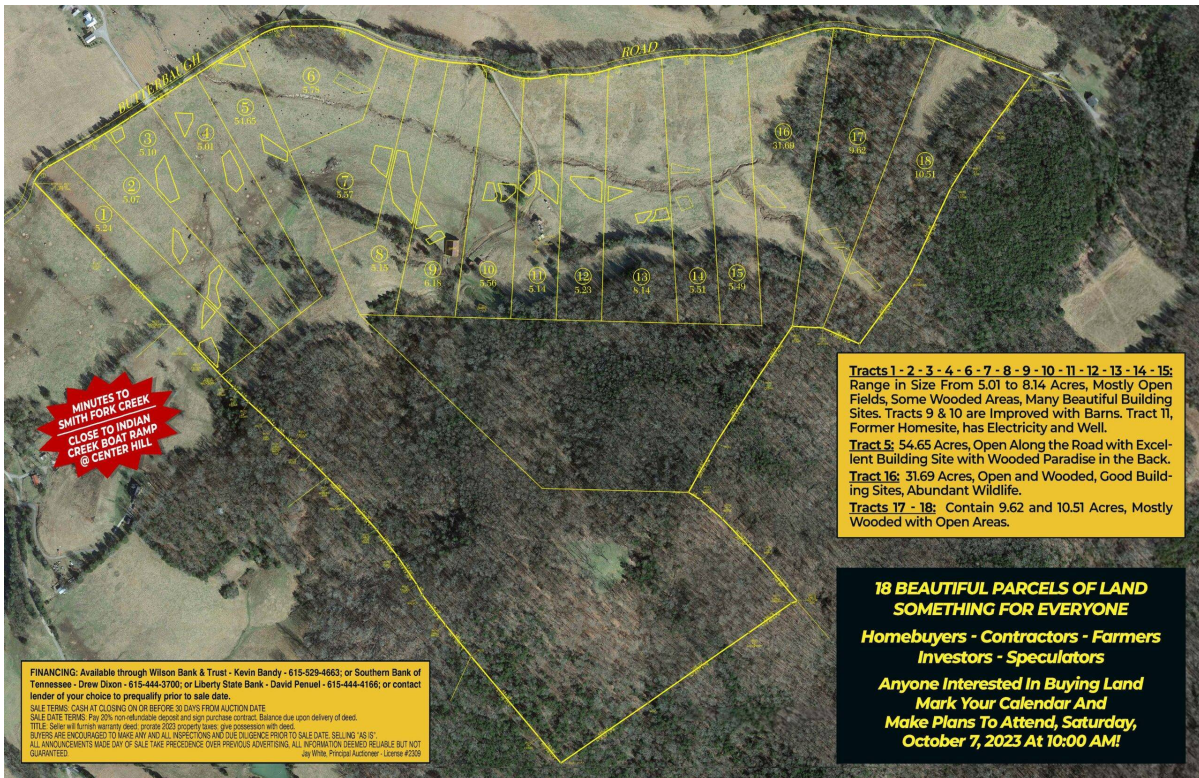


# 75 Butterbaugh Rd

Liberty, TN 37095

**SOLD!**

Auction  
10/07/2023 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 OCTOBER 7, 2023 @ 10am**

**LOCATED 75 BUTTERBAUGH RD • LIBERTY, TN  
37095**

## **DIRECTIONS:**

### ***From Smithville:***

Take Hwy. 70-W toward Alexandria, go approximately 12 miles, turn left on Hwy. 96-W (Murfreesboro Hwy.), go 2 miles, turn left on Cottage Home Road, go .3 mile, turn left on Anderson Lane, continue straight on Butterbaugh Road to property on right.

### ***From Lebanon:***

I-40 Exit 239, take Hwy. 70-E (Sparta Pike) go 21.4 miles, turn right on Hwy. 96-W (Murfreesboro Hwy.) and follow directions above.

### ***From Murfreesboro:***

Take Hwy. 96 to Cottage Home Road and follow directions above. Watch for signs!!!

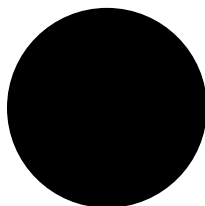
**185 ACRES • TWO BARNES**

**SELLING 18 BEAUTIFUL TRACTS (5 TO 54 ACRES)  
CENTRALLY LOCATED TO SMITHVILLE • MURFREESBORO •  
LEBANON**

***ALL TRACTS FRONT BUTTERBAUGH RD***

***DTC HIGH SPEED INTERNET***

**LEVEL TO ROLLING • OPEN FIELDS • WOODED AREAS • CREEK  
SOILS TESTED • SEPTIC APPROVED**



# 184.64 Picturesque Acres

Fronting Over 4,000 Feet on Butterbaugh Road

Selling in 18 Beautiful Tracts Ranging in Size from 5.01 to 54.65 Acres

Land Lays Level to Rolling, Consists of Open Fields, Pasture Land

Wooded Areas and Branch Running Through Property

All Tracts Have Been Soils Tested Septic Approved

Restricted to 1,400 sq. ft. Minimum Size Site Built Homes Barndominiums Allowed

No Mobile or Doublewide Homes Allowed

Improvements Include Two Barns and Other Outbuildings

Something for Everyone, Prime Building Lots, Mini Farms, Acreage and

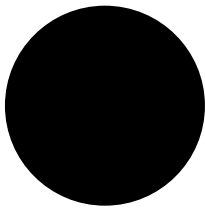
Recreational Tracts with Abundant Wildlife, Deer, Turkey, You Name It!

<https://youtu.be/f7h4UAOgqEc>

## All Tracts -

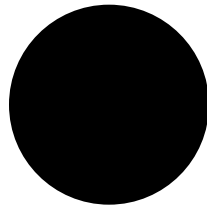
- ✓i,☐ All Tracts Front Butterbaugh Rd
- ✓i,☐ Soils Tested and Septic Approve    ✓i,☐ Excellent Building Sites
- ✓i,☐ Level to Gently Rolling Acreage
- ✓i,☐ Large Open Areas    ✓i,☐ Serene Environment
- ✓i,☐ Mature Trees    ✓i,☐ Scenic Views

## OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE



### Tract 1:

5.24 Acres Mostly Open Beautiful Building Site



### Tract 2 :

5.07 Acres Mostly Open Beautiful Building Site

### Tract 3:

5.10 Acres Mostly Open Beautiful Building Site

### Tract 4:

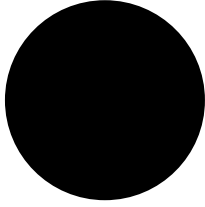
5.01 Acres Mostly Open Beautiful Building Site

### Tract 5:

54.65 Acres Open Along the Road with Excellent Building Site Wooded Paradise in Back

**Tract 6:**

5.78 Acres Mostly Open & Some Wooded, Beautiful Building Site



**Tract 7:**

5.57 Acres Mostly Open Beautiful Building Site

**Tract 8:**

5.15 Acres Mostly Open Beautiful Building Site

**Tract 9:**

6.18 Acres Improved with Barn, Mostly Open Beautiful Building Site

**Tract 10:**

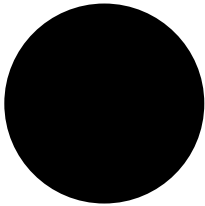
5.56 Acres Improved with Barn, Mostly Open Beautiful Building Site

**Tract 11:**

5.14 Acres Former Home Site has Electricity and Well

**Tract 12:**

5.23 Acres Mostly Open Beautiful Building Site



**Tract 13:**

8.14 Acres Mostly Open Beautiful Building Site

**Tract 14:**

5.51 Acres Mostly Open Beautiful Building Site

**Tract 15:**

5.49 Acres Mostly Open Beautiful Building Site

**Tract 16:**

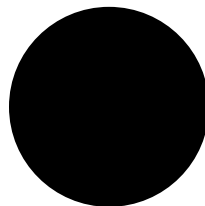
31.69 Acres Open and Wooded, Good Building Sites, Abundant Wildlife

**Tract 17:**

9.62 Acres Mostly Wooded with Open Areas

**Tract 18:**

10.51 Acres Mostly Wooded with Open Areas

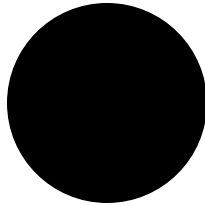
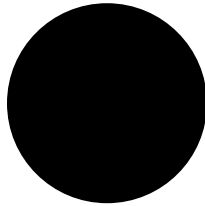


**OPEN FOR INSPECTION  
LOOK AT YOUR CONVENIENCE**

**Contact Jim Agee 615.504.0963 or 615.444.0909  
for Further Information**

**18 BEAUTIFUL PARCELS OF LAND • SOMETHING FOR EVERYONE  
Homebuyers • Contractors • Farmers • Investors • Speculators**

**Anyone Interested In Buying Land Mark Your Calendar And  
Make Plans To Attend, Saturday, October 7, 2023 At 10:00 AM!**



**Contact Jim Agee 615.504.0963 or 615.444.0909  
for Further Information**

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.

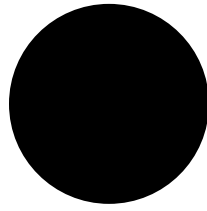
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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!

<b>Auction Date</b>	2023-10-07
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	75 Butterbaugh Rd
<b>Address City</b>	Liberty
<b>Address State</b>	TN
<b>Address Zipcode</b>	37095
<b>County</b>	DeKalb
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday October 7, 2023 75 Butterbaugh Rd • Liberty TN 185 Acres Selling in 18 Tracts
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**ABSOLUTE AUCTION** Saturday October 7, 2023 10:00 AM  
**75 BUTTERBAUGH ROAD, LIBERTY, TN 37095**  
**185 ACRES - SELLING IN 18 TRACTS (5 TO 54 ACRES)**  
**TWO BARN - LEVEL TO ROLLING - OPEN FIELDS - WOODED AREAS**  
**SOILS TESTED - SEPTIC APPROVED - DTC HIGH SPEED INTERNET**  
**CENTRALLY LOCATED TO SMITHVILLE, MURFREESBORO, LEBANON**

185 Picturesque Acres, fronting over 4,000 feet on Butterbaugh Road, Selling in 18 Beautiful Tracts Ranging in Size from 5.01 to 54.45 Acres. Land Lays Level to Rolling, Consists of Open Fields, Pasture Land, Wooded Areas and Branch Running Through Property. All Tracts Have Been Soils Tested Septic Approved and Disturbed to 1400 sq ft. Minimum Site Size: Built Homes (Barndominiums Allowed), No Mobile or Doublewide Homes Allowed. Improvements include: Two Barns and Other Out-buildings. Something for Everyone, Prime Building Lots, Mini Farms, Acreage and Recreational Tracts with Abundant Wildlife, Deer, Turkey, You Name It!

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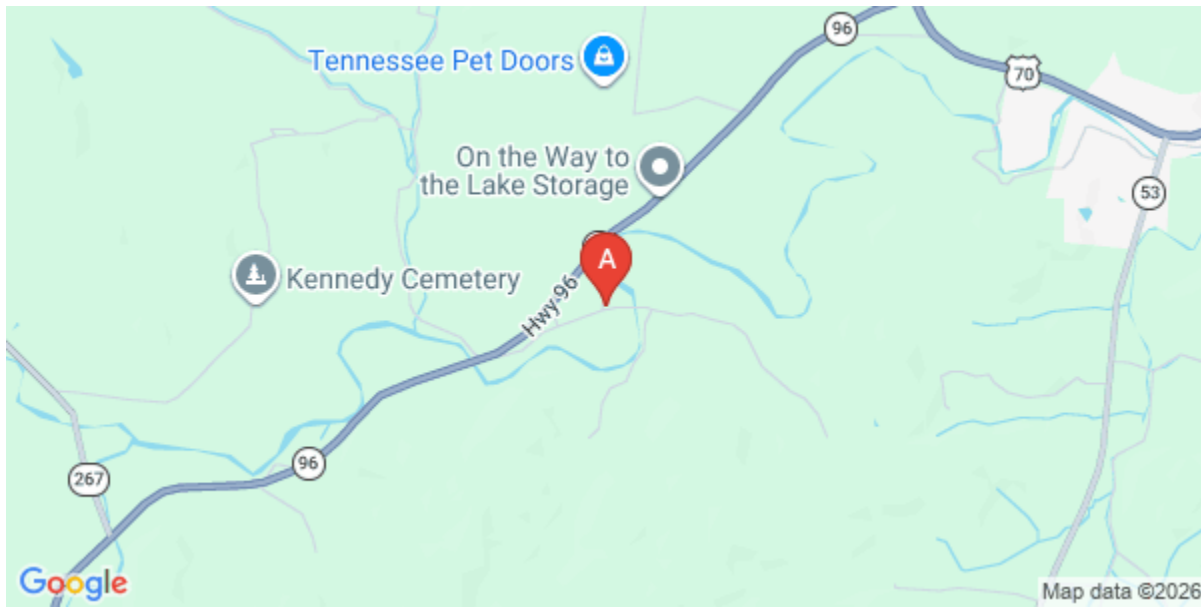
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### Local & Nearby Area Resources / Businesses

- 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	Cloverleaf Restaurant	American (New)	2.73 mi	(615) 536-5534	11 Review(s) 4.5
2	Alexandria Pizza And Steaks	Pizza	5.12 mi	(615) 529-2881	9 Review(s) 3.5
3	Statesville Market	Breakfast & Brunch	5.18 mi	(615) 286-1515	3 Review(s) 5.0
4	Alexandria Coffee	Coffee & Tea	5.87 mi	(615) 490-1727	2 Review(s) 5.0
5	Sparta Greek Grill	Greek	9.06 mi	(615) 697-2045	1 Review(s) 4.0
6	Depot Restaurant	Pop-Up Restaurants	9.07 mi	(615) 237-3976	3 Review(s) 4.0
7	Depot Junction Cafe	American (Traditional)	9.44 mi	(615) 237-3976	26 Review(s) 2.5
8	Mi Ranchito	Mexican	9.44 mi	(615) 237-0400	16 Review(s) 4.0
9	Subway	Fast Food	9.56 mi	(615) 237-3163	5 Review(s) 4.0
10	Kilgore's Restaurant	Seafood	9.59 mi	(615) 215-8249	9 Review(s) 3.5
11	El Rancho	Mexican	10.06 mi	(615) 597-4272	6 Review(s) 5.0
12	Short Mountain Distillery	Distilleries	10.26 mi	(615) 216-0830	80 Review(s) 4.5
13	Stillhouse Restaurant	Southern	10.28 mi	(615) 563-1243	25 Review(s) 4.0
14	Patty's Restaurant	Diners	10.81 mi	(615) 318-1158	11 Review(s) 4.0
15	Gino's Bar-B-Q	Barbeque	11.03 mi	(615) 597-6400	1 Review(s) 1.0
16	El Lago	Mexican	11.09 mi		6 Review(s) 4.5
17	Fiesta Jalisco Mexican Grill	Mexican	11.47 mi	(615) 215-8220	10 Review(s) 5.0
18	The Gathering Place	Cafes	11.56 mi	(615) 563-3663	1 Review(s) 5.0
19	Rustic Grounds Coffee	Coffee & Tea	11.59 mi	(615) 563-2326	3 Review(s) 5.0
20	Lions Pizza Den	Pizza	11.61 mi	(615) 563-1212	14 Review(s) 4.0

#### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	9.3 mi	(615) 237-9777	4 Review(s) 3.5
2	Walmart Supercenter	Department Stores	11.41 mi	(615) 215-7550	7 Review(s) 1.5
3	Piggly Wiggly	Grocery	11.79 mi	(615) 563-4082	4 Review(s) 4.5
4	Dollar General Market	Discount Store	12.04 mi	(615) 624-9930	1 Review(s) 1.0
5	Food Lion	Grocery	12.3 mi	(615) 597-1311	3 Review(s) 3.5
6	Save A Lot	Grocery	12.35 mi	(615) 597-8525	1 Review(s) 4.0
7	Gordonsville Shoprite	Grocery	13.47 mi	(615) 683-3329	1 Review(s) 1.0
8	Big Rock Market	Grocery	13.96 mi	(931) 858-0967	12 Review(s) 2.0

9	T N T Market	Grocery	14.61 mi	(615) 683-8600	1 Review(s) 5.0
10	Dollar General	Grocery	14.71 mi	(615) 617-4995	1 Review(s) 1.0
11	Dollar General	Grocery	14.72 mi	(629) 218-0905	1 Review(s) 1.0
12	Walmart Supercenter	Department Stores	18.18 mi	(615) 735-2049	5 Review(s) 2.5
13	Dollar General	Discount Store	18.59 mi	(615) 965-3350	2 Review(s) 3.5
14	Dollar General	Grocery	18.85 mi	(615) 624-9766	1 Review(s) 3.0
15	Dollar General	Grocery	19.09 mi	(615) 852-8926	1 Review(s) 1.0
16	Quik-N-Easy Deli & Market	Grocery	19.1 mi	(615) 735-1677	1 Review(s) 4.0
17	Kroger	Grocery	19.91 mi	(615) 907-6223	22 Review(s) 2.5
18	Dollar General	Grocery	20.04 mi	(615) 410-2755	1 Review(s) 1.0
19	Walmart Supercenter	Department Stores	20.11 mi	(615) 444-0471	38 Review(s) 2.0
20	ALDI	Grocery	20.27 mi	(855) 955-2534	6 Review(s) 4.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	10.44 mi	(615) 237-0015	1 Review(s) 1.0
2	Mountain View Medical Family Practice	Family Practice	11.28 mi	(615) 563-3245	2 Review(s) 1.0
3	Saint Thomas Stones River Hospital	Hospitals	11.32 mi	(615) 563-4001	2 Review(s) 1.0
4	Saint Thomas DeKalb Hospital	Hospitals	11.33 mi	(615) 215-5000	3 Review(s) 4.5
5	Woodbury Medical Center	Doctors	11.72 mi	(615) 563-2891	2 Review(s) 3.0
6	Cannon County Chiropractic	Chiropractors	11.73 mi	(615) 563-3320	1 Review(s) 5.0
7	Smile Creations	General Dentistry	11.73 mi	(615) 563-2112	2 Review(s) 3.5
8	Barnes Jeff DDS General Dentistry	General Dentistry	12.06 mi	(615) 597-1110	2 Review(s) 1.0
9	Fast Pace Health Urgent Care - Smithville	Urgent Care	12.25 mi	(615) 318-1220	2 Review(s) 3.0
10	Webb's Pharmacy, Gifts & Soda Fountain	Pharmacy	12.4 mi	(615) 597-4186	6 Review(s) 4.0
11	Cooper Steven W MD	Doctors	12.46 mi	(615) 597-4395	1 Review(s) 1.0
12	Family Medical Center	Doctors	12.46 mi	(615) 597-4395	1 Review(s) 1.0
13	Gordonsville Reflexology	Reflexology	12.51 mi	(615) 517-4663	1 Review(s) 5.0
14	Good Health Family Clinic	Doctors	12.52 mi	(615) 597-4432	2 Review(s) 3.0
15	Casey J Owen, DDS	Endodontists	13.3 mi	(615) 683-6161	1 Review(s) 5.0
16	Stones River Recovery	Rehabilitation Center	14.33 mi	(888) 512-3306	4 Review(s) 1.0
17	Angela Moss MD - Gordonsville Clinic	Family Practice	14.36 mi	(615) 683-1070	1 Review(s) 1.0
18	Massages by Jon	Massage Therapy	17.91 mi	(931) 800-0106	1 Review(s) 5.0
19	Riverview Regional Medical Center	Hospitals	18.66 mi	(615) 735-9815	1 Review(s) 5.0
20	Carthage Family Chiropractic	Chiropractors	18.88 mi	(615) 735-9336	1 Review(s) 5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	OK Corral Shooting Range	Gun/Rifle Ranges	7.92 mi	(615) 653-3779	11 Review(s) 4.5
2	Center Hill Marina & Yacht Club	Boating	11.09 mi	(615) 548-4315	2 Review(s) 3.0
3	Hidden Harbor Marina	Boating	11.65 mi	(615) 597-8800	15 Review(s) 4.0
4	Ivy Agee Park	Parks	13.24 mi	(615) 683-8282	1 Review(s) 4.0
5	Central Bark Dog Park	Dog Parks	13.33 mi	(615) 549-5330	2 Review(s) 5.0
6	Edgar Evins State Park	Parks	13.68 mi	(931) 646-3080	9 Review(s) 5.0
7	Caney Fork Outdoors	Sporting Goods	13.96 mi	(931) 858-5222	10 Review(s) 4.5
8	Hurricane Marina	Marinas	15.68 mi	(931) 981-9800	2 Review(s) 2.0
9	Center Hill Lake	Lakes	16.24 mi		1 Review(s) 5.0
10	Crump Paris Park	Parks	16.58 mi	(615) 735-3060	2 Review(s) 4.0
11	Sellars State Farm Archaeological Area	Parks	16.91 mi		1 Review(s) 3.0
12	Sligo Marina	American (New)	17.14 mi	(615) 597-5245	9 Review(s) 3.0
13	Carthage Dance Studio	Dance Studios	17.53 mi	(615) 969-0547	1 Review(s) 5.0
14	Flat Rock Cedar Glades and Barrens State Natural Area	Hiking	17.62 mi	(615) 532-0431	3 Review(s) 3.5
15	Hop Springs Beer Park	Breweries	17.69 mi	(615) 450-1907	37 Review(s) 4.0
16	Jbeez Watercraft Rentals	Boating	17.71 mi	(931) 858-2628	10 Review(s) 2.5
17	Canoe the Caney	Rafting/Kayaking	17.74 mi	(800) 579-7893	113 Review(s) 3.5
18	AJ's Adventures	Tubing	18.01 mi	(888) 529-4329	5 Review(s) 1.0
19	Andy Mahurin Fly Fishing	Fishing	18.02 mi	(931) 252-8709	1 Review(s) 5.0
20	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	18.15 mi	(615) 444-9797	5 Review(s) 4.5

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Dutton's Market & Hardware	Hardware Stores	3.96 mi	(615) 464-4774	2 Review(s)	1.0
2	Perk & Petal	Florists	4.94 mi	(615) 478-9018	2 Review(s)	5.0
3	Mike's Flower Shop	Florists	5.88 mi	(615) 286-2638	1 Review(s)	5.0
4	Wildwood Christmas Tree Farm	Christmas Trees	7.1 mi	(615) 464-2472	4 Review(s)	5.0
5	Bert Driver Nursery	Nurseries & Gardening	9.2 mi	(615) 597-9560	2 Review(s)	5.0
6	Green Thumb Garden Center	Nurseries & Gardening	9.27 mi	(615) 597-5500	1 Review(s)	1.0
7	Thornton Metals Studio	Jewelry	9.4 mi	(615) 934-2771	1 Review(s)	5.0
8	J. Alexander Home	Home Decor	9.46 mi	(615) 697-3755	1 Review(s)	5.0
9	Dainty Darlin	Accessories	9.49 mi	(615) 604-6897	1 Review(s)	5.0
10	Dollar General Store	Fashion	9.54 mi	(615) 237-0222	1 Review(s)	3.0
11	Cantrell Furniture & Appliances	Furniture Stores	11 mi	(615) 597-7871	1 Review(s)	5.0
12	Center Hill Marina & Yacht Club	Boating	11.09 mi	(615) 548-4315	2 Review(s)	3.0
13	Walmart Supercenter	Department Stores	11.41 mi	(615) 215-7550	7 Review(s)	1.5
14	Walmart Photo Center	Photography Stores & Services	11.44 mi	(615) 215-7550	1 Review(s)	1.0
15	Caldwell's Drug Store	Drugstores	11.45 mi	(615) 597-1988	1 Review(s)	5.0
16	Kustom Printing Products	Office Equipment	11.53 mi	(615) 318-1472	1 Review(s)	5.0
17	Old Feed Store Antique Mall	Antiques	11.56 mi	(615) 563-2108	2 Review(s)	4.0
18	JAES Boutique & Flowers	Florists	11.59 mi	(615) 563-2700	1 Review(s)	5.0
19	JAES Boutique & Flowers	Florists	11.59 mi	(615) 563-2700	2 Review(s)	5.0
20	Briar Rose Flower & Gifts	Florists	11.6 mi	(615) 563-4403	1 Review(s)	5.0